

Planning Board Meeting Minutes
February 16, 2022

Present: Chair Ross Lemansky, John Smith, Jean Vincent, Don Clay, Bill Fontaine
Staff Members: Planning Director Randy Benson, Administrative Assistant Jayne Garney

Not Present: Associate Member Alycia Dzik

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing (Continued)-Aspen Blue Cultivation (4 Score Holdings)
Site Plan Modification-144 Sturbridge Road

There were no comments from the Board or the public.

The Board reviewed the 2/15/2022 Graves Engineering, Inv. peer review.

Member Jean Vincent made a motion to close the public hearing. Member Don Clay seconded the motion. All members were in favor. Motion Approved.

Member Bill Fontaine made a motion to approve the Aspen Blue Cultivation Site Plan Modification. Member Don Clay seconded the motion. All members were in favor. Motion Approved.

7:25 p.m. Public Hearing (Continued) OMA Group, LLC-Site Plan Application-
157 Worcester Road-Self Storage Facility

There were no comments from the Board or the public.

The Board reviewed the 1/11/2022 Graves Engineering, Inc. peer review.

Conservation Agent Angela Panaccione requested to keep the OMA Group, LLC public hearing open because she has not reviewed the plan yet.

Member Jean Vincent made a motion to continue the OMA Group, LLC public hearing to March 23, 2022. Member Don Clay seconded the motion.
Vote 4-0 Motion approved. Chair Ross Lemansky abstained.

7:40 p.m. Public Hearing-(Continued) Edward Services, LLC-Site Plan Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)
Project Manager Steve Pikul was on the zoom meeting. Mr. Pikul asked to be continued to March 2, 2022.

Member Don Clay made a motion to continue the public hearing until March 2, 2022. Member Jean Vincent seconded the motion. All members were in favor. Motion approved.

7:42 p.m. Zoning Bylaw Diagnostic Review Working Meeting
The Board reviewed the Zoning Bylaw diagnostic review with Central Mass Regional Planner Gabe Trevor.
Mr. Trevor will revise the changes discussed for the March 2, 2022 next meeting.

8:45 p.m. Approval-Not-Required:
Prindle Hill Road-Burlingame
Member Don Clay made a motion to approve the ANR. Member Bill Fontaine seconded the motion. All members were in favor. Motion approved.

Minutes

February 2, 2022

Member Jean Vincent made a motion to approve the February 2, 2022 minutes as written. Member Don Clay seconded the motion. All members were in favor. Motion approved.

8:25 p.m. Other Business-Unknown at time of posting

Lunar Meadows Definitive Subdivision Annual Extension

Member Jean Vincent made a motion to approve the Lunar Meadows Subdivision annual extension request to 2/16/2023. Member Don Clay seconded the motion. All members were in favor. Motion approved.

March 23, 2022

Member Jean Vincent made a motion for the next scheduled Planning Board Meeting to be March 23, 2022. Member Don Clay seconded the motion. All members were in favor. Motion approved.

Adjourn

Member Jean Vincent made a motion to adjourn. Member Don Clay seconded the motion. All members were in favor.

Adjourned @ 9:05 p.m.