

Planning Board Meeting Minutes
March 2, 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. Discussion with East End, LLC-Proposed Zone Change from Village District (V) to Community Business (CB)-L. Stevens Road

The Board discussed a possible zone change with Pete Boria.

Planning Director Randy Benson stated the zone change would be conforming with the surrounding lots.

Planning Director Randy Benson stated he will schedule the public hearing for April 6, 2022.

7:05 p.m. Public Hearing-(Continued) Edward Services, LLC-Site Plan Application-Fuel Station & Convenience Store-16 Sturbridge Road (Route 20)

Planning Director Randy Benson stated the applicant has requested to be continued to April 6, 2022.

Member Jean Vincent made a motion to continue the public hearing until April 6, 2022. Member John Smith seconded the motion. All members were in favor.

Motion approved.

7:10 p.m. Zoning Bylaw Diagnostic Review with Central Mass Regional Planner Gabe Trevor.

CMRPC Consultant Gabe Trevor review the draft Zoning Bylaw with the Board.

Planning Director Randy Benson stated he needs a copy of the revised Zoning Bylaw by March 23, 2022.

Planning Director Randy Benson stated he will schedule the public hearing on April 6, 2022. The public hearing is revising the Use Table and the Definitions within the current Zoning Bylaw.

Member John Smith stated the Master Plan will revolve with the Zoning Bylaw.

Adjourn

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

Motion to adjourn @ 7:40 p.m.