



## STURBRIDGE PLANNING BOARD

### Meeting Notice and Agenda

Tuesday  
February 13, 2024  
6:30 PM

**This Meeting will be held remotely due to the predicted winter storm.**

<https://global.gotomeeting.com/join/472675877>

- 6:30 PM Call to Order and Approval of the Minutes of January 23, 2024
- 6:31 PM ANR – If Any
- 6:35 PM **Continuation of Public Hearing – Site Plan Review – STL505, LLC – 505 Main Street**  
The applicant is requesting Site Plan Approval to allow the existing building to be razed and rebuilt to accommodate 3 apartments and 5 artist studios.
- 6:45 PM **Continuation of Public Hearing – Site Plan Review – Sturbridge PV, LLC – 200 Haynes Street – Applicant has requested a continuation to March 12, 2024 at 6:35 PM**  
The applicant is requesting Site Plan Approval for the construction of a 1.3 MW-DC solar array with a 1,280 kWh battery energy storage system on 13.92 acres of land and related site improvements.
- **Zoning Bylaw Proposed Amendments**
  - **Right of First Refusal – 38 & 40 Hamilton Road**

#### Town Planner Update

- Next Meeting Dates:
  - o February 27, 2024
  - o March 12<sup>th</sup> & 26<sup>th</sup>

#### Old/New Business

#### Adjournment

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and/or conducted via remote means if circumstances warrant, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means.

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Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*