

**Agenda for Charlton Planning Board**  
**February 7, 2024 @ 7:00 p.m.**

<b><u>Time</u></b>	<b><u>Event</u></b>
7:00 p.m.	Call to Order
7:00 p.m.	Public Hearing-The Boston Outdoor Living (aka: The Green Boys) Site Plan Modification-220 Sturbridge Road
7:05 p.m.	Review Planning Board's 2023 Annual Report
7:10 p.m.	Minutes
7:15 p.m.	Other Business-Unknown at time of posting
7:20 p.m.	Planning Board Update
7:25 p.m.	Approval-Not-Required <ul style="list-style-type: none"><li>● Stevens Family Trust-Freeman Road</li><li>● Otis Land Management, LLC-Sturbridge Road (Route 20)</li></ul>
7:30 p.m.	Pawdcast, LLC Site Plan Approval Extension Request- 87 Little Muggett Road
7:35 p.m.	Discuss McManus Counseling, PC Site Plan Field Item 134 Sturbridge Road (Route 20)
7:40 p.m.	Public Hearing-(Continued) Cayer-Site Plan/Special Permit Application to construct multifamily housing for 16 units at 4-units per building. The property is located on Trolley Crossing Road and Masonic Home Road. Assessors Map 34A-A-1.8) Zoned Village (V)
7:50 p.m.	Public Hearing-(Continued) Zoning Map Amendment Under Chapter 40A, Section 5 to consider amending land abutting Route 20 (399 Worcester Road) and 18 Oxbow Road; identified as Tax Map 38-A-3 & 3.1. The parcels are currently split zoned with the portion of the lots on Route 20 being zoned Community Business (CCB) and the portion of lots on Oxbow Road bring Agricultural (A, R-60. The applicant is requesting the parcels rezoned so the entire parcels are Community Business (CB).
7:55 p.m.	Public Hearing-(Continued) ESA-Proposed Zoning By-Law Amendment to add a Utility Scale (Over 5MW) Battery Energy Storage System Overlay District
	Adjourn

**Members of the public who wish to listen/watch the meeting via Zoom may do so in the following manner:**

**Video Participation:** <https://zoom.us/2112932257>

**Meeting ID:** 211-293-2257

**Phone Access:**1-646-558-8656