



**SOUTHBRIDGE  
PLANNING BOARD  
& SPECIAL PERMIT GRANTING  
AUTHORITY**

**MEETING NOTICE AND AGENDA**

**January 3, 2024 · 6:30 PM  
GAR Hall, Town Hall Lower Level  
41 Elm Street, Southbridge, MA, or Access Remotely**

**REVISED**  
1/2/24

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G .L. c. 30A, § 18, and as extended into Law on June 16, 2021: An Act Extending Certain COVID-19 Measures adopted during the State of Emergency. This meeting is being conducted via as a hybrid meeting. Persons who would like to view this meeting while in progress may do so in-person or by the remote information noted below. **A ROLL CALL VOTE IS REQUIRED FOR ALL VOTES TAKEN UNDER THIS ORDER**

**AGENDA**

1. Call to Order
2. Approval of the Minutes of December 6, 2023
3. Approval Not Required (ANR) Plan Applications
4. **6:35 PM Special Permit Public Hearing (continued)** – filed by AI's Automotive, Inc., to allow for sale of used motor vehicles, per Table 1 of the Schedule of Uses of the Southbridge Zoning Bylaw, located at 121 Hamilton Street; Map 35; Lot 62
5. **6:45 PM Special Permit Public Hearing (continued)** – *Request for Continuance Received* – filed by Southbridge Associates II, Southbridge Associates XI, and Southbridge Associates XII, for the redevelopment of the existing one-story mill building located at 40 Optical Drive and the existing four-story mill building at 50 Optical Drive together with the vacant portion of the lot on East Main Street, Map 037, Block 005, Lot 0001 into one hundred thirty-nine (139) residential units with associated parking (190 spaces on a vacant portion of said East Main Street lot), per Sections 2.5D, 2.6.4, and 9.3, 7.1.5, and 7.2 of the Southbridge Zoning Bylaw, located at 40 Optical Drive and 50 Optical Drive; Map 44; Lot 39
6. Site Plan Review – Estephany Montalvo, 341 Main Street – Beauty Salon in CC District
7. **Workshop** – Earth Excavation and Filling Bylaw
8. Ongoing Business
  - a) Zoning non-conformance issues
  - b) Planning Board initiatives and studies
9. Staff Update
10. Board Forum
11. Next meeting and adjourn.

RECEIVED  
TOWN CLERK'S OFFICE  
2024 JAN -2 PM 2:18  
TOWN OF SOUTHBRIDGE  
MASSACHUSETTS

**\*Planning Board:** <https://us02web.zoom.us/j/83548378492?pwd=NTgxNHdaQURCU2ZnZXAYQzJvNFZtQT09>

**You can also dial in using your phone.**

Meeting ID: 835 4837 8492

Passcode: Planning

United States: +1 646 558 8656 US (New York)