



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

MEETING MINUTES

April 5, 2023 · 6:30 PM

**G.A.R. Hall, Lower Level, Town Hall
41 Elm Street, Southbridge, MA**

1. Call to Order – D. Payeur called the meeting to order at 6:38PM. D. Payeur, M. Loin, C. Acly, C. Bellrose, and P. Paquin present. T. Hensel absent with notice.
2. Approval of the Minutes of March 1, 2023 – C. Bellrose motion to approve as written. M. Loin second. Motion passed 4-0-1 by roll call vote with C. Bellrose abstaining.
3. Approval of the Minutes of March 15, 2023 – M. Loin motion to approve as written. C. Bellrose second. Motion passed 4-0-1 by roll call vote with P. Paquin abstaining.
4. Approval Not Required (ANR) Plan Applications – None submitted.
5. **Site Plan Review:** Bridge of Faith Youth Center for assembly use and gymnasium addition; Located at 45 Charlton Street; Map 30; Lot 175 (House of Destiny Ministries, INC). – E. Carrasco presented the application for the Bridge of Faith Youth Center to convert an existing building into a youth center with a proposed addition of a cafeteria, prep kitchen, and gymnasium. The youth center would be open to all Southbridge youths from grades 6-12. The gymnasium will be utilized for basketball, volleyball, and soccer as well as other activities and events. They are proposing 27 parking spaces for the facility. The site will be a drop off, with a new bus stop placed at the corner of Thomas and Charlton Streets. D. Payeur asked if the building would be done in phases. E. Carrasco stated that the building would be done in phases with the first phase being the rehabilitation of the existing building into assembly spaces for tutoring, audio production, and a video studio. The second phase would be the addition and paving of parking areas, etc. The Board reviewed the proposed landscaping plan and approved of the proposed plantings. The proposed hours of operation will be from 3-6PM for students during the school year, with adult activities lasting later into the night, possibly 10-11PM. Tutors will be onsite for the first hour helping students before any other activities take place. P. Paquin asked the applicant to look into flood prevention measures as the building is not in the Flood Hazard Overlay, however it is within the 500 - year flood zone. E. Carrasco stated that they will look into flood prevention measures. M. Loin motion to approve with the following conditions:
 - Any additional necessary permits to be applied for.
 - Stormwater design to be approved by the Stormwater Enforcement Agency.
 - Return to the Planning Board to review any design changes.
 - Request a Certificate of Compliance and walkthrough prior to issuance of a Certificate of Occupancy.C. Bellrose second. Motion passed unanimously by roll call vote.
6. **Workshop** – Zoning Bylaw Sections 6, 7, & 8. – The Board reviewed proposed edits for Section 6.
7. Ongoing Business – N/A
8. Staff Update – As discussed.
9. Board Forum – As discussed.
10. Next meeting and adjourn. – M. Loin motion to adjourn at 9:07PM to April 19, 2023. C. Acly second. Motion passed unanimously.