

**Town of Sturbridge
Zoning Board of Appeals
Public Hearing Notice Special Permit
Robert M. & Lisa A. Muscaro**

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Zoning Board of Appeals will hold a Public Hearing at the **Center Office Building located at 301 Main Street, Sturbridge, MA 01566** on **Wednesday, February 15, 2023 at 6:55 PM** on the application of Robert M. & Lisa A. Muscaro. The applicant is requesting a Special Permit pursuant to Article XVIII §300-18.2 (2) and a Finding pursuant to Article XV §300-15.2 A of the Zoning Bylaw to expand, change or alter a pre-existing, non-conforming use or structure for the property located at **72/72A Paradise Lane**. The applicant is proposing to raze and rebuild an existing single family home with related site improvements as shown on the plans and documents provided. As proposed the front setback will be reduced to 24.8' where 30' is required. No other non-conformities will be intensified as a result of the proposed alterations.

The proposed request can be viewed at <https://www.sturbridge.gov/zoning-board-appeals/pages/recent-filings> or arrangements can be made to view the application packet by contacting the Sturbridge Planning Department at (508)347-2508 or by email at jlacy@sturbridge.gov.

Any person interested or wishing to be heard on this proposal should appear at the time and place designated. Members of the public may watch the meeting online via the Town's on demand video broadcast or via cable television on Channel 191. In the event of a remote hybrid meeting, notice shall be posted on the ZBA website and those that wish to participate will find specific information on how to access the meeting on the website. Please note that the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

Elizabeth Banks, Chair
Sturbridge Zoning Board of Appeals