

**Town of Sturbridge  
Zoning Board of Appeals  
Public Hearing Notice Special Permit  
Stephen B. & Marcy L. Reed**

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 7:05 PM** on the application of Stephen B. & Marcy L. Reed. 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 **88 South Shore Drive**. The applicant is proposing to renovate the existing cottage and add an addition to allow for a one story home and an attached garage as shown on the plans and documents provided. As proposed the lot coverage will increase to 16.80% where 15% is allowed. 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](mailto: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