

**Town of Sturbridge
Zoning Board of Appeals
Public Hearing Notice Special Permit
Luis & TinaMarie Gonzalez**

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Zoning Board of Appeals will hold a Public Hearing on **Wednesday, September 20, 2023 at 6:45 PM** at the **Center Office Building located at 301 Main Street, Sturbridge, MA 01566 and/or by virtual means** if circumstances warrant, in accordance with applicable law; on the application of Luis & TinaMarie Gonzalez for the property at 1 Pine Haven Road.

The applicant is requesting an After the Fact 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 **1 Pine Haven Road**. The applicant has constructed a 16'x12' deck with a 28' set back where 30' 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.

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. It is the intent to have this Public Hearing in person. However, if circumstances warrant, the Board may choose to hold this Hearing via virtual or hybrid (in person and virtual) means. In the event of a virtual or hybrid meeting, notice and a link shall be posted on the ZBA 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