

**Town of Sturbridge
Zoning Board of Appeals
Public Hearing Notice Special Permit
Brian & Sarah Oxman**

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Zoning Board of Appeals will hold a Public Hearing virtually on **Wednesday, April 21, 2021 at 6:35 PM** on the application of Brian & Sarah Oxman. The applicant is requesting a Special Permit pursuant to Chapter 20, Section 20.05 and Chapter 24, Section 24.09(a-e) of the Zoning Bylaw to expand, change or alter a pre-existing non-conforming structures or uses for the property located at 20 Cedar Lake Drive. The applicant is proposing to raze and rebuild the existing single family home and shed, new foundations will be built to support both buildings, a second floor will be added to the single family home and an office will be located in the shed. The home will be constructed within the existing foundation and no new non-conforming setbacks will be required. A new deck system will be added to the structure on the North side which will increase the lot coverage. Therefore the applicant is also seeking a Special Permit to allow an increase in lot coverage from 17.22% to 23%.

The Zoning Board may elect, consistent with Governor Baker's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20", to hold the public hearing virtually, in which case details respecting the same will be made public by the Zoning Board of Appeals in advance of the hearing and will be posted here <https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting> For those unable to participate virtually, written comments will be accepted in advance of the public hearing.

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 and plan by contacting the Sturbridge Planning Department at (508) 347-2508 or by email at jlacy@sturbridge.gov.

Elizabeth Banks, Chair
Sturbridge Zoning Board of Appeals