

**Town of Sturbridge  
Zoning Board of Appeals  
Public Hearing Notice Special Permit  
STL505, LLC**

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Zoning Board of Appeals will hold a Public Hearing on **Wednesday, November 15, 2023 at 6:35 PM** at the **Town Hall located at 308 Main Street, Sturbridge, MA 01566 and/or by virtual means** if circumstances warrant, in accordance with applicable law; on the application of STL505, LLC for the property at 505 Main Street.

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 and Article XVI §300-16.2, Motor Vehicle Parking, for the property located at **505 Main Street**. The applicant is proposing to raze the existing building, remove the Southeast foundation and re-pour and rebuild in the same location and to expand the pre-existing non-conforming parking lot as shown on the plans and supporting documentation provided. The applicant proposes to change the use of the property from a restaurant and three apartments to eight artist live/work studios as allowed by the Zoning Bylaw.

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. 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.

Diane Trapasso, Chair  
Sturbridge Zoning Board of Appeals