

**Sturbridge Planning Board
Public Hearing
Application for Site Plan Approval
Tsantinis, LLC**

In accordance with the provisions of M.G.L. Ch. 40A, §11, the Planning Board will hold a Public Hearing on **Tuesday, March 26, 2024 at 6:35 PM** in 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 Tsantinis, LLC for the property located at 5 Snell Street.

The applicant requests Site Plan Approval as required by the Sturbridge Zoning Bylaws Article XIX, Site Plan Review to change the use of the existing structure to a mixed-use retail and residential use and to continue use of the pre-existing non-conforming parking lot. The existing residential unit upstairs will remain and the unit downstairs will be converted into a small retail shop containing 873 square feet. In accordance with the plans and application submitted, the only exterior changes will be the construction of a handicap ramp, new signage, and the relocation of the existing wooden planters to accommodate the full length of the parking spaces on site. No new pavement or grading is required or proposed. The existing parking lot contains five (5) pre-existing parking spaces and the applicant has a shared parking agreement with 428 Main Street for three (3) spaces for a total of eight spaces where 6 are required.

A copy of the site plan and application can be inspected on the Sturbridge Town Website at <https://www.sturbridge.gov/planning-board/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.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and may be conducted via remote means if circumstance warrant, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means.
<https://global.gotomeeting.com/join/472675877>

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

Charles Blanchard
Chairperson