

**Town of Sturbridge
Zoning Board of Appeals
Public Hearing Notice Special Permit
Tsantinis, 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, March 20, 2024 at 6:35 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 Tsantinis, LLC.

The applicant is requesting a Special Permit pursuant to Article XVIII §300-18.2 (2) and Article XI §300-15.2 of the Zoning Bylaw to change the use of the existing non-conforming structure and lot 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. The property is located at **5 Snell Street**.

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.

Diane Trapasso, Chair
Sturbridge Zoning Board of Appeals