

NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a Public Hearing at 7:30PM
TUESDAY, JULY 10, 2001 in the LOWER TOWN HALL

on the following applications:

1. That of DR. GAIL W. MCNEILL, applicant, A. ELLIOT MCNEILL and PHYLLIS E. MCNEILL, owners of property, for renewal of Special Permit 98-21, under the provisions of Section 2313 of the Zoning Bylaws, to allow the continued operation of a veterinary kennel and clinic, property located at 21 UNION AVENUE, Business District #5. 01-12
2. That of KEN and KARIN MANNING, owners of property, for renewal of Special Permit 00-17, under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically Psychology, in the barn located on the property at 112 POWERS ROAD, Residential Zone A-1. 01-13
3. That of BRINDA GUPTA, owner of property, for renewal of Special Permit 99-14, under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically a wholesale/limited retail travel agency, property located at 202 WAYSIDE INN ROAD, Wayside Inn Preservation Residential Zone. 01-14
4. That of CHENS FAMILY REALTY TRUST (LOTUS BLOSSOM), owner of property, for a Special Permit under the provisions of Section 2400 of the Zoning Bylaws, for extension and enlargement of a nonconforming structure, specifically to construct an 8X20 foot kitchen addition, 8X12 foot roofed porch and a roof screen, property located at 394 BOSTON POST ROAD, Business District #5. 01-15
5. That of BRUCE and LYDIA GARCIA, owners of property, for a Special Permit under the provisions of 2460 of the Zoning Bylaws, to allow reconstruction of a nonconforming structure which will exceed the area of the original nonconforming structure, property located at 106 OLD GARRISON ROAD, WAYSIDE INN PRESERVATION RESIDENTIAL ZONE. 01-16
6. That of NEXTEL COMMUNICATIONS OF THE MID ATLANTIC, INC., applicant, HUDSON ROAD TRUST NO. 1, owner of property, for a Special Permit under the provisions of Section 4350 of the Zoning Bylaws, to install, operate and maintain a 100-foot monopole wireless communications facility, including associated equipment, property located at 36 HUDSON ROAD, Business District #7 and Residential Zone A-1. 01-17

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7. That of NEXTEL COMMUNICATIONS OF THE MID ATLANTIC, INC., applicant, HUDSON ROAD TRUST NO. 1, owner of property, for a Use Variance from the provisions of Section 4351 of the Zoning Bylaws, to allow a monopole facility on a parcel not within the Wireless Services Overlay District, property located at 36 HUDSON ROAD, Business District #7 and Residential Zone A-1. 01-18

8. That of NEXTEL COMMUNICATIONS OF THE MID ATLANTIC, INC., applicant, HUDSON ROAD TRUST NO. 1, owner of property, for a Variance from the provisions of Section 4353 of the Zoning Bylaws, for a setback deficiency of 55 feet \pm from the westerly property line, 48 feet \pm from the easterly property line and 41 feet \pm from the northerly property line, and a Variance from Section 4363 to locate a radiating component of the facility within 500 feet of a residential lot line, and to the extent necessary, to locate the facility within 1000 feet of a school building, property located at 36 HUDSON ROAD, Business District #7 and Residential Zone A-1. 01-19

Applications are on file in the Town Clerk's Office.
Petitioner must be present or send authorized representative.

BOARD OF APPEALS
By: Patrick J. Delaney III, Clerk

To be advertised in the Sudbury Town Crier on June 21 and June 28, 2001.