

## NOTICE OF PUBLIC HEARING

The Sudbury Board of Appeals will hold a Public Hearing at 7:30PM  
TUESDAY, APRIL 26, 2005 in the LOWER TOWN HALL

on the following applications:

1. That of WELLBORN BUILDERS, LLC, applicant, THELMA ST. CROIX, TRUSTEE HORSEPOND RT, owner of property, for a Special Permit under the provisions of Section 2460 of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,086 s.f., which will exceed the area of the original nonconforming structure, said residence to conform to all zoning setback requirements, property located at 242 HORSE POND ROAD, Residential Zone A-1. 05-20
2. That of SUSAN LITOWITZ, owner of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to alter and enlarge a nonconforming structure by constructing a 17X35 foot, 2-story addition, which will result in a 7 foot  $\pm$  side yard setback deficiency, property located at 199 CONCORD ROAD, Residential Zone A-1. 05-21
3. That of WELLEN CONSTRUCTION, applicant, CONSTANCE WITHERBY, ELAINE HOLDER, INGEBORG T. WITHERBY, owners of property, for a Special Permit under the provisions of Section 2460 of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,515 s.f., which will exceed the area of the original nonconforming structure, said residence to conform to all zoning setback requirements, property located at 93 PRATTS MILL ROAD, Residential Zone A-1. 05-22
4. That of TI-SALES, applicant, for a Special Permit under the provisions of Section 3290 of the Zoning Bylaws, to install a 9.33 s.f., double-faced, non-illuminated freestanding sign, property located at 36 HUDSON ROAD, Business District #7. 05-23
5. That of HEATHER CLEMENT, owner of property, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaws, to operate a kennel on the premises, property located at 882 BOSTON POST ROAD, Wayside Inn Historic Preservation Zone. 05-24
6. That of MICHAEL & KRISTIN BAIN, owners of property, for a Variance from the provisions of Section 2600, Appendix B of the Zoning Bylaws, to construct a 467.25 s.f. porch and a 134 s.f. mudroom addition, which will result in a front yard setback deficiency of 13.6 feet  $\pm$ , property located at 182 POWERS ROAD, Residential Zone A-1. 05-25

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

BOARD OF APPEALS  
By: Stephen M. Richmond, Clerk

To be advertised in the Sudbury Town Crier on April 7 and 14, 2005.