

## NOTICE OF PUBLIC HEARING

The Sudbury Board of Appeals will hold a Public Hearing at 7:30PM  
TUESDAY, FEBRUARY 27, 2007 in the FAIRBANK SENIOR CENTER

on the following applications:

1. That of MARK & JODY KABLACK, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to extend a nonconforming use by transferring 500 s.f. of lot area, which will result in a decrease in lot area of an existing nonconforming lot, property located at 46 POPLAR STREET, Residential Zone A-1. 07-8
2. That of MARK & JODY KABLACK, owners of property, for a Variance from the provisions of Section 2600 of the Zoning bylaws, to allow the transfer of 500 s.f. of lot area, which will result in a decrease in lot area of an existing nonconforming lot, property located at 46 POPLAR STREET, Residential Zone A-1. 07-9
3. That of JAMES S. & SUE E. IDELSON, owners of property, for renewal of Special Permit 04-7, granted under the provisions of Section 2632 of the Zoning Bylaws, to maintain an 80-foot amateur radio tower, property located at 96 MORSE ROAD, Residential Zone A-1. 07-10
4. That of MAILLET HOMES, INC., applicant, BROOKS BENNET, owner of property, to modify Special Permit 07-5 by increasing the size of the proposed house to be constructed from 3,500 s.f. to 3,750 s.f., property located at 33 VICTORIA ROAD, Residential Zone A-1. 07-5A
5. That of STEPHEN P. & ELLEN M. GALLAGHER, owners of property, under M.G.L., 40A, Section 15, appealing a Determination of the Building Inspector that the dwelling at 44 WILLIS LAKE DRIVE, Residential Zone A-1, has been converted to a 2-family unit in violation of Section 2210 of the Zoning Bylaws. 07-11
6. That of HAROLD ARKOFF, owner of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 2,612 s.f., which will exceed the area of the original nonconforming structure, and will result in front yard setback deficiencies of 13' 11" on Butler Road, and 9' 9" on Louis Avenue, property located at 4 LOUIS AVENUE, Residential Zone A-1. 07-12
7. That of JOSEPH & LISA LENTINO, owners of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,500 s.f., said residence to conform to all zoning setback requirements, property located at 28 RUSSET LANE, Residential Zone A-1. 07-13

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8. That of KENNETH CHUNG, owner of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,400 s.f., said residence to conform to all zoning setback requirements, property located at 19 ELSBETH ROAD, Residential Zone A-1. 07-14

9. That of XIUZI YE & RUIHENG YU, owners of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,500 s.f., said residence to conform to all zoning setback requirements, property located at 30 JARMAN ROAD, Residential Zone A-1.

07-15

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

BOARD OF APPEALS  
By: Elizabeth A. Taylor, Clerk

To be advertised in the Sudbury Town Crier on February 8 and 15, 2007.