



Town of Sudbury

Zoning Board of Appeals

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NOTICE OF PUBLIC MEETING AND HEARINGS

The Sudbury Zoning Board of Appeals will hold a Public Meeting and Hearings at 7:30 PM
MONDAY, JUNE 17, 2013 in the LOWER TOWN HALL,
322 Concord Road, Sudbury, MA

- I. Informal Discussion with the Sudbury Housing Trust about possible modifications to Comprehensive Permit 10-8, 278 Maynard Road.
- II. Continue Public Hearing Case #13-11 – YONG FENG XIA, applicant, and BIN ZHAO, owner, 69 BUTLER ROAD.
- III. Continue Public Hearing Case #13-9 – HERB CHAMBERS OF SUDBURY, INC., DBA JAGUAR SUDBURY, applicant, and LAND ROVER METROWEST, LLC, owner, 83 BOSTON POST ROAD.
- IV. Continue Public Hearing Case #13-10 – HERB CHAMBERS OF SUDBURY, INC., DBA JAGUAR SUDBURY, applicant, and LAND ROVER METROWEST, LLC, owner, 83 BOSTON POST ROAD.
- V. ZBA Petitions as advertised.
 1. That of WILLIAM CURLEY, applicant and owner, for a Special Permit under the provisions of Sections 2460B of the Zoning Bylaws, to allow reconstruction of an existing residence measuring 3,000 + s.f. on a nonconforming lot, which will exceed the area of the original structure, property shown on Town Map H07 as Parcel 0226, 62 BLUEBERRY HILL LANE, Residential Zone A-1. #13-12
 2. That of PHILIP AND LISA SHARKEY applicants and owners, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaws for a kennel, to allow five dogs as personal pets at the premises, property shown on Town Map D10 as Parcel 0100, 55 PANTRY ROAD, Residential Zone A-1. #13-13
 3. That of BRYAN MILLS, applicant and owner, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaws, to raise up to six hens on the premises, property shown on Town Map C08 as Parcel 0034, 471 NORTH ROAD, Residential Zone A-1. #13-14
 4. That of PADRAIG O'BEIRNE, applicant, and WILLIAM AND LORI CADD00, owners, for a Use Variance pursuant to Section 2230 of the Zoning Bylaws for the purpose of conducting and operating a home improvement and design business on a parcel of land zoned for residential use, property shown on Town Map K06 as Parcel 0502, 631 BOSTON POST ROAD, Residential Zone C-1. #13-15
 5. That of THOMAS AND KIMBERLY KELLY, applicants and owners, for a Variance from the provisions of Section 2600, Appendix B of the Zoning Bylaws, to allow construction of a 6.5 foot by 42 foot porch, which will result in a front yard setback deficiency of 4.5 feet +,

property shown on Town Map C09 as Parcel 0266, 21 PHILEMON WHALE LANE,
Residential Zone A-1. #13-16

6. That of MATTHEW ROMAN, applicant, and JILLIAN HIGGINS, owner, for a Modification of Special Permit 12-38 to revise condition #3 of the decision in order to allow a six foot vinyl privacy fence along the eastern and southern property boundaries, property shown on Town Map F04 as Parcel 0712, 15 MAPLEWOOD AVENUE, Residential Zone A-1. #13-17

VI. Other Business Items.