



# Town of Sudbury

## Zoning Board of Appeals

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### NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM  
MONDAY, SEPTEMBER 16, 2013 in the LOWER TOWN HALL,  
322 Concord Road, Sudbury, MA

On the following applications:

1. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., for a Request for a six month Extension of Time for previously approved Cases 12-24 and 12-26 to enable the applicant to obtain necessary permits and approvals, property shown on Town Map K08 as Parcel 0077, 430 BOSTON POST ROAD, Business District #5.
2. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Dimensional Variance pursuant to Section 2620 of the Zoning Bylaw to construct a commercial bank building with a front yard setback of 8 feet from Union Avenue resulting in a deficiency of 12 feet, property shown on Town Map K08 as Parcel 0077, 430 BOSTON POST ROAD, Business District #5. #13-21
3. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 2230 (C-20) of the Zoning Bylaw to allow a detached ATM drive thru structure at a location greater than 10 feet from the main building, property shown on Town Map K08 as Parcel 0077, 430 BOSTON POST ROAD, Business District #5. #13-22
4. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 3550 of the Zoning Bylaw to allow less than 20 feet of a landscape buffer along Union Avenue, property shown on Town Map K08 as Parcel 0077, 430 BOSTON POST ROAD, Business District #5. #13-23
5. That of MICHAEL S. CARNEY, applicant, and 29 HUDSON ROAD LLC, owner, for a Special Permit under the provisions of Section 3265B of the Zoning Bylaw, to allow a 49± s.f. freestanding business sign which is approximately 10 feet 6 inches in height to be located approximately 13 feet from Hudson Road resulting in a front yard setback deficiency of approximately 7 feet, property shown on Town Map H09 as Parcel 0002, 29 HUDSON ROAD, Limited Business District #5. #13-24
6. That of JOHN AND LAURA YEE IMMERMANN, applicants and owners, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to allow an approximately 36'x22' swimming pool to be located approximately 10.5 square feet from the side yard resulting in a side yard setback deficiency of no greater than 10 feet, property shown on Town Map K09 as Parcel 0412, 33 MASSASOIT AVENUE, Residential District A-1. #13-25
7. That of XIAOHUA HU, applicant and property owner, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to construct a two-car garage measuring approximately 27.8'x21.6' on a nonconforming lot to be located 7.5 feet from the side yard resulting in a side

yard setback deficiency of 12.5 feet, property shown on Town Map H05 as Parcel 0253 located at 25 SUMMER STREET, Residential Zone A-1. #13-26

8. That of JOHN AND BARBARA SWOYER, applicants and owners, for a Variance under the provisions of Section 6130 of the Zoning Bylaw, to construct a one-story addition for a handicapped-accessible bathroom measuring approximately 308 square feet to be located approximately 17 feet from the side yard resulting in a side yard setback deficiency of approximately 3 feet, property shown on Town Map B08 as Parcel 0436 located at 17 DEER POND ROAD, Residential Zone A-1. #13-27
9. That of LORRAINE LABIENTO SMITH, applicant and owner, for a Special Permit under the provisions of Section 3265B of the Zoning Bylaw, to allow an 18.7± s.f. freestanding business sign to be located approximately 7 feet from the front yard resulting in a front yard setback deficiency of no greater than 5 feet, property shown on Town Map K09 as Parcel 0032, 344 BOSTON POST ROAD, Zoned Village Business District and Residential A. #13-28
10. That of SIGNART, INC., applicant, and KATZ IRREVOCABLE TRUST/MARSHALL F. NEWMAN, TRUSTEE, owner, for a Special Permit under the provisions of Section 3265B of the Zoning Bylaw, to allow an 88.33 s.f. freestanding business sign to be located approximately 2 feet 7 inches from the front yard resulting in a front yard setback deficiency of approximately 17 feet, property shown on Town Map K08 as Parcel 0080, 410 BOSTON POST ROAD, Business District #5. #13-29

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

BOARD OF APPEALS  
By: Jonathan F.X. O'Brien, Clerk

To be advertised in the *Sudbury Town Crier* on August 29 and September 5, 2013.