



Town of Sudbury

Zoning Board of Appeals

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NOTICE OF PUBLIC MEETING

The Sudbury Zoning Board of Appeals will hold a Public Meeting at 7:15 PM
MONDAY, APRIL 7, 2014 in the LOWER TOWN HALL,
322 Concord Road, Sudbury, MA

7:15 p.m. - Zoning Board of Appeals and Earth Removal Board Annual Meeting

1. Review and Vote on Rules and Regulations – Board of Appeals
2. Review and Vote on Supplemental Rules for Comprehensive Permits
3. Review and Vote on Rules and Regulations – Earth Removal Board
4. Board Reorganization
5. Other Business Items

7:30 p.m. - ZBA Petitions as advertised.

1. Public Hearing Case 14-8 – Hossein Mobtaker, applicant, and Hossein Mobtaker and Yeganeh Sabet, owners, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to reconstruct an existing two-story residence measuring approximately 4,000 s.f. on a nonconforming lot that would exceed the area of the original structure, at 35 Longfellow Road, Assessor's Map C07-0210, Residential Zone A-1.
2. Public Hearing Case 14-9 – Rick and Maggie Watson, applicants and owners, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to construct a two-story addition measuring approximately 24' x 36' on a nonconforming lot to be located approximately 12 feet from the side yard resulting in a side yard setback deficiency of approximately 8 feet, at 71 Concord Road, Assessor's Map J09-0005, Residential Zone A-1
3. Public Hearing Case 14-10 – Yelena Melamed, applicant, and Leon and Yelena Melamed, owners, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to reconstruct an existing residence measuring approximately 3,900 s.f. on a nonconforming lot that would exceed the area of the original structure and be located approximately 34 feet from the front yard resulting in a front yard setback deficiency of approximately 6 feet, 8 Dawson Drive, Assessor's Map M10-0602, Residential Zone A-1.
4. Public Hearing Case 14-11 – Kathleen and Arlin Rogers, applicants and owners, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaws, to raise up to six hens on the premises, 3 Stonebrook Road, Assessor's Map J06-0316, Residential Zone A-1.
5. Public Hearing Case 14-12 – Peter Veloutsos, applicant and owner, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to construct an attached story addition on a nonconforming lot to be located approximately 35 feet from the front yard resulting in a front yard setback deficiency of approximately 5 feet and located approximately 9 feet from the side yard resulting in a side yard setback deficiency of 11 feet, 47 Great Road, Assessor's Map C07-0011, Residential Zone A-1.

6. Public Hearing Case 14-13 – Pet Nannies at Stone Tavern Farm, applicant, and Anne Stone, owner, for a modification to Special Permit #12-35, to allow rental of the fenced play facilities to other pet professionals, 554 Boston Post Road, Assessor's Map K06-0602, Residential Zone A-1.

7. Public Hearing Case 14-14 – Terese and Gabriel Frasca and Amanda Lydon, applicants and owners, for a Special Permit under the provisions of Section 5500 of the Zoning Bylaws, to allow an Accessory Dwelling Unit that is no greater than 1,344 sf, 233 Concord Road, Assessor's Map H09-0016, Residential Zone A-1.