



# 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 on  
Monday, June 8, 2020 at 7:30 PM  
Lower Town Hall, 322 Concord Road, Sudbury, MA or as a Virtual Meeting

On the following applications:

1. Public Hearing, Case 20-12 – Quarry North Road LLC, Applicant, and the Town of Sudbury, the Sudbury Water District, and Quarry North Road LLC, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to erect permanent and temporary signage as part of a proposed 274 unit residential development at **16 and 36 North Road**, Assessor's Maps C12-0003, C12-0004, and C12-0100, Research-1, North Road Residential Overlay District, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.
2. Public Hearing, Case 20-13 – Mustang Development Advisors, Applicant and Owner, seeks to amend Special Permit 19-32 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to modify the setback dimensions for a proposed single-family dwelling, including reducing the rear yard setback from 8.2 feet to 7.2 feet at **16 Oakwood Avenue**, Assessor's Map F04-0304, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
3. Public Hearing, Case 20-14 – Madjack 7, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to create an Accessory Dwelling Unit at **54 Rambling Road**, Assessor's Map M09-0132, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

The applications are on file in the Town Clerk's Office and the Planning and Community Development Department.

Petitioners must be present or send an authorized representative.

ZONING BOARD OF APPEALS  
By: John Riordan, Chair

*To be advertised in the Sudbury Town Crier on May 21, 2020 and May 28, 2020.*