



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, July 13, 2020 at 7:00 PM
Lower Town Hall, 322 Concord Road, Sudbury, MA or as a Virtual Meeting

On the following applications:

1. Public Hearing, Case 20-15 – Jan Pitzi, Stephen Grande, Monika and Radoslaw Tomala, and Daniel DePompei, Applicants, seek to appeal the Planning Board's Site Plan Review decision dated March 11, 2020 under the provisions of MGL Chapter 40A, Section 8, and Section 6390A of the Town of Sudbury Zoning Bylaw, for the property at **113 Haynes Road**, Assessor's Maps D09-0002 and D09-0300, Single Residence A-1 Zoning District.
2. Public Hearing, Case 20-16 – Ken Griffin, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to ten (10) hens at **22 Rambling Road**, Assessor's Map M09-0136, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 20-17 – Daniel Hershey and Meera Jones, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2445 and 6200 of the Town of Sudbury Zoning Bylaw to extend an approximately 425 square foot addition on a pre-existing nonconforming single-family dwelling further into the side yard setback at **45 Blueberry Hill Lane**, Assessor's Map H07-0218, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Case 20-18 – Viewpoint Sign & Awning OBO Infinity Med Spa, Applicant, and Mill Village Realty Trust, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3261.b), 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install an approximately 7 square foot, non-illuminated, wall sign on the second story of the north facing facade at **365 Boston Post Road**, Assessor's Map K08-0026, Village Business-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Public Hearing, Case 20-19 – Chertok Wines LLC, Applicant, and Fern Chertok and Frederick Thomas Rose, III, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a small commercial winery home business at **33 Singletary Lane**, Assessor's Map K10-0128, Single Residence A-1 Zoning District.

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 June 25, 2020 and July 2, 2020.