



# Town of Sudbury

## Zoning Board of Appeals

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

### NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, November 9, 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 20-28 – Paul Noonan, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish two dwelling units and construct one, new, approximately 1,600 square foot, single-family dwelling on the non-conforming lot at **200 Horse Pond Road**, Assessor's Map J07-0001, Single Residence A-1 and Water Resource Protection Overlay Zone III Zoning Districts.
2. Public Hearing, Case 20-29 – Lilla Martel of Pulse Laser Electrolysis & Skin Care, Applicant, and 418 Boston Post Road LLC, 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 replace/modify existing façade signage at **418 Boston Post Road**, Assessor's Map K08-0079-0-B, Business-5 and Water Resource Protection Overlay Zone II Zoning Districts.
3. Public Hearing, Case 20-30 – Joy Aldrich, Applicant and Owner, seeks the renewal of Special Permit 19-27 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 six (6) hens at **700 Boston Post Road**, Assessor's Map K05-0018, Single Residence A-1 and Water Resource Protection Overlay Zone II and III Zoning Districts.
4. Public Hearing, Case 20-31 – Quarry North Road LLC, Applicant, and the Sudbury Water District, the Town of Sudbury, and Quarry North Road LLC, Owners, seek a Variance under the provisions of MGL, Chapter 40A, Section 10, and Sections 4700A, 4780A, 4781A, and 6130 of the Town of Sudbury Zoning Bylaw from minimum frontage, lot area, and setback requirements 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.

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 October 22, 2020 and October 29, 2020.*