



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, May 10, 2021 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 21-07 – Anna Veloutsos, 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 **47 Great Road**, Assessor's Map C07-0011, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
2. Public Hearing, Case 21-08 – Agnoli Sign Co., Inc, Applicant, and 554 BPR LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3280, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install halo lit lettering wall signage, a freestanding sign, directional signage, and office wall signage at **554 & 560 Boston Post Road**, Assessor's Map K06-0602, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-09 – Christine and Darren Coen, 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 construct an addition with a garage and living space at **16 Basswood Avenue**, Assessor's Map F04-0322, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Case 21-11 – Phillips Edison & Company, Applicant, and Sudbury Crossing Station LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3120 and 6200 of the Town of Sudbury Zoning Bylaw to reduce the number of parking spaces at a property with a pre-existing nonconforming parking situation at **423 & 437 Boston Post Road**, Assessor's Map K08-0004, Limited Business-6 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. Public Hearing, Case 21-12 – Maura Carty, 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 **15 Stonebrook Road**, Assessor's Map J06-0314, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 21-13 – Joshua Peck, Applicant, and Lisa Evans, Owner, seek 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 construct an accessory dwelling unit at **91 Witherell Drive**, Assessor's Map D06-0417, 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 April 22, 2021 and April 29, 2021.