



# 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 7, 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 21-14 – Herb Chambers 83 Boston Post Road, LLC, Applicant and Owner, seeks to amend Special Permit 18-42,43,44 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part C, Uses 12, 13, and 14, and 6200 of the Town of Sudbury Zoning Bylaw to modify the hours of operation listed in Condition #2 for **83 Boston Post Road**, Assessor's Map K11-0015 and K11-0099, Industrial-4 Zoning District.
2. Public Hearing, Case 21-15 – Peter Veloutsos, Applicant, and Owner, seeks to amend Special Permit 14-12 under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2445, 2600, Appendix B, and 6200 of the Town of Sudbury Zoning Bylaw to change window layouts and styles, garage door styles, and staircase and bulkhead locations at **47 Great Road**, Assessor's Map C07-0011, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-16 – Seth Adler, Trustee, Applicant, and BayBath Condo Association, Owner, seek to amend Special Permit 07-48 under the provisions of MGL Chapter 40A, Section 9, and Sections 3265A, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to modify an existing freestanding sign at **215 Boston Post Road**, Assessor's Map K10-0007, Business-16 Zoning District.
4. Public Hearing, Case 21-17 – Warrior Homes LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2445, and 6200 of the Town of Sudbury Zoning Bylaw to construct an approximately 60 square foot addition on a pre-existing nonconforming single-family dwelling at **24 Stone Road**, Assessor's Map K06-0307, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. Public Hearing, Case 21-18 – 631 Medical Office LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part C, Use 18, and 6200 of the Town of Sudbury Zoning Bylaw to operate a medical center or clinic at **631 Boston Post Road**, Assessor's Map K06-0502, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
6. Public Hearing, Case 21-19 – Jean Nam and David Haas, Applicants and Owners, 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 create an Accessory Dwelling Unit at **81 Newbridge Road**, Assessor's Map G11-0109, Single Residence C-2 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 May 20, 2021 and May 27, 2021.*