



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, October 4, 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 21-26 – Michael Collins, Applicant and Owner, seeks to appeal the Building Inspector's determination in a letter dated July 28, 2021 under the provisions of MGL Chapter 40A, Sections 13 and 14, and Sections 1330 and 6100 of the Town of Sudbury Zoning Bylaw regarding the pre-existing nonconforming protection status of the property at **504 Hudson Road**, Assessor's Map F04-0122, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
2. Public Hearing, Case 21-27 – The Apartments at Cold Brook Crossing LLC, Applicant and Owner, seeks to amend Special Permit 20-12 under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3265, 3266, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to modify signage at **435 & 437 Cold Brook Drive**, Assessor's Map C12-0101, Research-1, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-28 – Tracey Diehl for Citizens Bank, Applicant, and Twin Holdings LLC, Owner, seek to amend Special Permit 04-09 under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261.a, 3264, 3265, 3265B, 3266, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install new signage at **450 Boston Post Road**, Assessor's Map K08-0066, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.
4. Public Hearing, Case 21-29 – James & Sarah Kelly, 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 **19 Oakwood Avenue**, Assessor's Map F04-0232, Single Residence A-1 and Water Resource Protection Overlay District Zone III 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 September 16, 2021 and September 23, 2021.