



# 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, November 8, 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 21-30 – Maillet & Son Inc., Applicant, and Gloria Hughes, Owner, seek 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 an approximately 1,486 square foot single-family dwelling and construct an approximately 2,256 square foot single-family dwelling at **63 Pratts Mill Road**, Assessor's Map H06-0402, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
2. Public Hearing, Case 21-31 – Town of Sudbury, Applicant and Owner, seeks a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2620, Appendix B, Table of Dimensional Requirements and 6130 of the Town of Sudbury Zoning Bylaw from the minimum front yard setback requirement at **40 Fairbank Road**, Assessor's Map F06-0001, 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 October 21, 2021 and October 28, 2021.*