



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, December 6, 2021 at 7:00 PM
Lower Town Hall, 322 Concord Road, Sudbury, MA or as a Virtual Meeting

On the following applications:

1. ***RE-ADVERTISED*** 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 2,963 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 21-32 – Alexander Automotive Service, Inc., Applicant, and Testworks Revocable Trust, Owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2430, 2620, Appendix B, Table of Dimensional Requirements, and 6130 of the Town of Sudbury Zoning Bylaw to increase an existing nonconforming setback requirement at **316 Boston Post Road**, Assessor's Map K09-0405, Village Business-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-33 – Stephen Nace and Shelly Chin, Applicants and Owners, seek 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 chickens at **79 Brimstone Lane**, Assessor's Map L04-0603, Single Residential C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Cases 21-34, 21-35, 21-36, and 21-37 – Herb Chambers 43 Braintree Street, LLC, Applicant and Owner, seeks Special Permits under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Uses 12 (Case 21-34), 13 (Case 21-35), 14 (Case 21-36), and 25 (Case 21-37), and 6200 of the Town of Sudbury Zoning Bylaw to operate a motor vehicle sales and rental, general and body repair, and light service facility over 20,000 square feet in size at **141 Boston Post Road**, Assessor's Map L11-0019, Industrial-4 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 November 18, 2021 and November 25, 2021.