



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, August 1, 2022 at 7:00 PM

As a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in in the Lower Town Hall, 322 Concord Road, Sudbury, MA

On the following applications:

1. Public Hearing, Case 22-27 – JBJS Charles LLC c/o Jonatas Storck, Applicant and Owner, seeks 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 a pre-existing nonconforming single-family dwelling and construct a larger single-family dwelling at **58 Massasoit Avenue**, Assessor's Map K09-0425, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
2. Public Hearing, Case 22-28 – Town of Sudbury, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2420, 2600, 2620, and 6200 of the Town of Sudbury Zoning Bylaw to alter a pre-existing non-conforming structure (Fire Station #2) at **540 & 550 Boston Post Road**, Assessor's Maps K07-0012 and K07-0026, Limited Industrial-1, Mixed-Use Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 22-29 – Jay Gigliotti, Airosmith Development, Applicant, and American Tower Corporation and Sudbury Research Center, LLC, Owners, seek to amend Special Permit 21-22 under the provisions of MGL Chapter 40A, Section 9, and Sections 4300, 4350, and 6200 of the Town of Sudbury Zoning Bylaw to modify a wireless communications facility at **142 North Road**, Assessor's Map C11-0300, Research-1, North Road Residential Overlay District, and Water Resource Protection Overlay District Zones II & 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 Metro West Daily News on July 14, 2022 and July 21, 2022.