



# 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, September 12, 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 22-30 – 631 Medical Office LLC, Applicant and Owner, seeks the renewal of Special Permit 21-18 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Table of Principal Use Regulations, Appendix A, Part C, Use 18, and 6200 of the Town of Sudbury Zoning Bylaw to renew the permit 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.
2. Public Hearing, Case 22-31 – Paul Matto, 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 alter a pre-existing non-conforming structure at **47 Hickory Road**, Assessor's Maps K05-0184, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 22-32 – Mustang Development Advisors, Inc. c/o Alex Hathaway, Applicant and Owner, seeks a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2450, 2620, Table of Dimensional Requirements, Appendix B, and 6130 of the Town of Sudbury Zoning Bylaw from the minimum lot frontage requirement to re-establish the ability to inhabit an abandoned residential property at **29 Stone Road**, Assessor's Map K05-0024, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
4. Public Hearing, Case 22-33 – Darin Evans, Applicant, and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw for an Accessory Dwelling Unit at **150 Concord Road**, Assessor's Map J09-0015, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Public Hearing, Case 22-34 – Methods Machine Tools Inc., Applicant, and Macot Realty Trust, Owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 3120, 4240, 6130, and 6200 of the Town of Sudbury Zoning Bylaw from the minimum parking requirements to establish a business or professional office at **64 Union Avenue**, Assessor's Map K08-0046, Industrial-2 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 Metro West Daily News on August 25, 2022 and September 1, 2022.*