



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 14, 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 the Lower Town Hall, 322 Concord Road, Sudbury, MA

On the following applications:

1. Public Hearing, Case 22-38 – Camp Sewataro, LLC, Applicant, and Town of Sudbury, Owner, seek to renew and amend Special Permit 20-01 under the provisions of MGL Chapter 40A, Section 9, and Sections 2140 and 6200 of the Town of Sudbury Zoning Bylaw to increase the number of campers from 650 to 700 at **1 Liberty Ledge**, Assessor's Map C08, Lots 113-117, 119-121, 138-140, 142, 144-152, 154, 163, 164, and 502; Assessor's Map C09-0165; and Assessor's Map D08-0523 and 0524; Single Residence A-1 Zoning District.
2. Public Hearing, Case 22-39 – Lee and Christina Greenberg, Applicants and Owners, 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 a pre-existing nonconforming single-family dwelling and construct a larger single-family dwelling at **63 Barton Drive**, Assessor's Map G04-0118, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
3. Public Hearing, Case 22-40 – Lisa Venuto, 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 **33 Stonebrook Road**, Assessor's Map J06-0311, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
4. Public Hearing, Case 22-41 – Andrew Clark c/o Expose Signs and Graphics, Inc., Applicant, and The Apartments at Cold Brook Crossing, Owner, seek to amend Special Permits 20-12 and 21-27 under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3259, 3259A, 3270, 3271, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for additional signage at **435 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.
5. Public Hearing, Case 22-42 – Jessica Cerullo Merrill and David Merrill, Applicants and Owners, seek 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 **14 Basswood Avenue**, Assessor's Map F04-0321, 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 Metro West Daily News on October 31, 2022 and November 7, 2022.