



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, March 6, 2023 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 23-06 – Kamal Hadidi, Applicant and Owner, seeks to renew Special Permit 20-25 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 **101 River Road**, Assessor's Map K11-0201, Single Residence A-1 and Single Residence C-2 Zoning Districts.
2. Public Hearing, Case 23-07 – Maura Carty, Applicant and Owner, seeks to renew Special Permit 21-12 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 **15 Stonebrook Road**, Assessor's Map J06-0314, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 23-08 – Tails by the Wayside c/o Heather Clement, Applicant and Owner, seeks to renew Special Permit 17-03 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **882 Boston Post Road**, Assessor's Map L04-0001, Wayside Inn Historic Preservation and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Case 23-09 – Sherri Lowery, Applicant and Owner, seeks to renew Special Permit 20-20 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 **38 Haynes Road**, Assessor's Map D09-0024, Single Residence A-1 Zoning District.
5. Public Hearing, Case 23-10 – Seth and Noelle Gold, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a home business (fitness studio) at **62 Peakham Road**, Assessor's Map K04-0620, Wayside Inn Historic Preservation and Water Resource Protection Overlay District Zone III Zoning Districts.
6. Public Hearing, Case 23-11 – Gail McNeill, Applicant and Owner, seeks to renew Special Permit 13-30 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **21 Union Avenue**, Assessor's Map K08-0090, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.
7. Public Hearing, Case 23-12 – Red Bear, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2420, 4250, and 6200 of the Town of Sudbury Zoning Bylaw to alter a pre-existing nonconforming building and use (restaurant) at **694 Boston Post Road**, Assessor's Map K05-0017, Business-6, 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 MetroWest Daily News on February 20, 2023 and February 27, 2023.