



# Town of Sudbury

## Zoning Board of Appeals

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

### NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, December 4, 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 23-40 – John Dederian, applicant, and Bonnie Brook Realty Corp, owner seek to appeal the Building Inspector’s determination in a letter dated October 10, 2023 under the provisions of MGL Chapter 40A, Section 15, and Sections 1330, 5600 and 6100 of the Town of Sudbury Zoning Bylaw regarding the 2020 updated inclusionary affordable housing by Law at **Maynard Road**, Road (Assessor’s Maps G08-0025 and G08-0500), Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
2. Public Hearing, Case 23-41 – Marcy Wolke, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2421, 2422, 2440, 2445 and 6200 of the Town of Sudbury Zoning Bylaw to build an addition over a deck in a pre-existing non-conforming lot at **1 Pinewood Avenue**, Assessor’s Map F04-0136, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts
3. Public Hearing, Case 23-42 – Dominic Mangano, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2000, 2460B, and 6200 of the Town of Sudbury Zoning Bylaw to demolish and construct a 2,595 Sq Ft House at **5 Easy Street**, Assessor’s Map K05-0217, Single Residence C-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 November 20, 2023 and November 27, 2023.*