



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, February 5, 2024

7:00 PM

Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Zoning Board of Appeals Meeting:

<https://us02web.zoom.us/j/678777141>

For audio only, call the number below and enter the Meeting ID on your telephone keypad:

Call in Number: 978-639-3366 or 470-250-9358

Meeting ID: 678 777 141

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Old Business:

7:00 PM CONTINUED Public Hearing, Case 23-23 – Victor Nascimento, Applicant and Owner, seeks a Special permit under MGL Chapter 40A, Section 9, and Sections 2445, 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 **328 Hudson Road**, Assessor's Map G06-0630, Business, Residential-A Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.

7:20 PM CONTINUED Public Hearing, Case 24-02 – Herb Chambers MB Sudbury LLC, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at **141 Boston Post Road**, Assessor's Map K11-0019, Single Residence A-1 Zoning District.

New Business:

7:40PM ****WITHDRAWAL WIHOUT PREJUDICE****
Public Hearing, Case 24-03 – Dollar Tree c/o Carolyn Parker, applicant, and Phillips Edison & Company, owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3261 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at **421 Boston Post Road** (Assessor's Maps K08-

0004), Limited Business and Water Resource Protection Overlay District Zone II
Zoning Districts.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from January 8, 2024
2. Approve Zoning Board of Appeals Meeting Minutes from December 4, 2023
(these were discussed but never voted on)
3. Administrative Report.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.