



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, November 4, 2024 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 24-26 – Dominic Mangano Applicant and Owner seeks to amend Special Permit 23-42 under the provisions of MGL Chapter 40A, Section 9, and Sections 6200 of the Town of Sudbury Zoning Bylaw to finish attic and add mudroom to basement adding 800 feet of finished space at **5 Easy Street** (Assessor's Maps K05-0217), Residential-C1 Zoning and Water Resource District III Zoning Districts.
2. Public Hearing, Case 24-27 – Robert E. and Regina M. Hatcher applicants and owners seek to amend Special Permit 08-29 under the provisions of MGL Chapter 40A, Section 9, and Sections 2440, 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build a 493 sq ft accessory dwelling unit in a pre-existing single/two family non-conforming structure at **15 Willis Lake Drive**, (Assessor's Map F05-0217), Residential-A1 Zoning and Water Resource District Zoning III Zoning Districts.
3. Public Hearing, Case 24-28 – TA Sudbury LLC, c/o Wilder Companies applicant and owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 3290 and 6200, of the Town of Sudbury Zoning Bylaw to modify freestanding signs at **505-525 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District and Water Resource District Zoning II Zoning Districts.
4. Public Hearing, Case 24-29 – Anthony J. Riley, Attorney for Ava Vernooy, 17 Allene Avenue, seeks to appeal the issuance of Building Permit #B-24-599 under the provisions of MGL Chapter 40A, Sections §§8 and 15, and Section 6100 of the Town of Sudbury Zoning Bylaw on the grounds a building permit is not allowed as of right and it requires a variance for **11 Allene Avenue**, Assessor's Map G06-0592, Residential A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. Public Hearing, Case 24-30 – Karen & Joseph Alarie, applicants and owners, seek a Special Permit under the provisions of MGL Chapter 40A, Sections 9, and Sections 2440, 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build a 624 accessory dwelling unit at **56 Oakwood Avenue**, Assessor's Map F04-0520, Residential A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

6. Public Hearing, Case 24-31 – Mark Evangelous, applicant and Mill Brook Park Condominium II, owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 3200 and 6200, of the Town of Sudbury Zoning Bylaw to modify a preexisting sign at **321-323-325 Boston Post Road**, (Assessor’s Map K07-0005, K07-0006 and L07-0014), Village Business District and Water Resource District Zoning III Zoning Districts.

7. Public Hearing, Case 24-32 – Tim Butland, applicant and Mike & Ashlee Harrahy, owners seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 6130, 2641B and 2620, of the Town of Sudbury Zoning Bylaw to allow a second floor addition to encroach into the front and rear setbacks at **50 Willis Lake Road**, (Assessor’s Map F05-0112), Residential A-1 and Water Resource District Zoning 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 MetroWest Daily News on October 21, 2024 and October 28, 2024.