



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, February 3, 2025 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 25-02 – Connie Steward, Applicant seeks to appeal planning board decision for conditional approval of Site Plan and Stormwater management permits under the provisions of MGL Chapter 40A, Section 8, and Sections 6100 and 6390A of the Town of Sudbury Zoning Bylaw for Lots 1 & 2 at Harvey Farm Lane (Assessor's Maps H10-201 and H10-202), Single Residence C-1 Zoning District.
2. Public Hearing, Case 25-03 – 58 Massasoit Avenue, Sudbury, LLC C/O Jonatas Storck a/s/a Jonatas Stork, Applicant and Owner seek to modify Special Permit 22-27 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460 and 6200 of the Town of Sudbury Zoning Bylaw to approve a slight pitch change at **58 Massasoit Avenue** (Assessor's Maps K09-0425), Single Residence A-1 and Water Resource District Zoning III Zoning Districts.
3. Public Hearing, Case 25-04 – Frederick Hanna applicant and Brian Huss owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 2430 and 6200, of the Town of Sudbury Zoning Bylaw to construct a 1,551 sq ft addition 4.4 feet from the property line at **331 Hudson Road**, (Assessor's Map G06-0576), Residential-A 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 January 20, 2025 and January 27, 2025.