



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 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 25-05 – Seth and Noelle Gold, Applicants and Owners seek to renew Special Permit 23-10 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.
2. Public Hearing, Case 25-06 – Vinicius Machado Applicant and Vaios Theodorakos Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 22 and 6200, of the Town of Sudbury Zoning Bylaw to operate an indoor meeting space at **615 Boston Post Road, Suite 120**, (Assessor's Map K06-0026), Business and Water Resource District Zoning III Zoning Districts.
3. Public Hearing, Case 25-07 – Bobbianna Neubert-Langille Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200, of the Town of Sudbury Zoning Bylaw to raise 3-6 chickens at **9 Willard Grant Road**, (Assessor's Map C09-0302), Residential A Zoning District.
4. Public Hearing, Case 25-08 – Youping Wen Applicant and Sudbury Research Center, LLC, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 6220 and 6200, of the Town of Sudbury Zoning Bylaw to establish and adult daycare at **142 and 144 North Road**, (Assessor's Map C11-0300), Residential A and Water Resource District Zoning II & III Zoning Districts.
5. Public Hearing, Case 25-09 – Clifford T. Hughes and Drumlin Development, LLC/Orchard Hill owners seek a modification of an existing Comprehensive Permit (96-15) pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05. at **781 & 761 Boston Post Road**, (Assessor's Map K04-0014 & K05-0031), Residential C and Water Resource District Zoning 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 17, 2025 and February 24, 2025.