



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, March 3, 2025 at 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:**

7:05 PM Public Hearing, Case 25-02 – Connie Steward, Applicant seeks to appeal planning board decision for conditional approval of Site Plan and Stormwater managements 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.

#### **New Business:**

7:20 PM 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.

7:40 PM 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 Bost Road, Suite 120**, (Assessor's Map K06-0026), Business and Water Resource District Zoning III Zoning Districts.

8:00 PM 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.

8:20 PM 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.

8:30 PM **\*\*WITHDRAWAL WITHOUT PREJUDICE\*\***  
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.

**Untimed Items:**

1. Approve Zoning Board of Appeals Meeting Minutes from February 3, 2025
2. Administrative Report  
- Status of Appeal filed on 11 Allene Avenue Decision
3. Update from Planning Board Director on the draft ADU Bylaw Pursuant to Affordable Homes Act.

\*Public Hearings noticed as “Immediately Continued” will not be deliberated at this meeting.

All CONTINUED Public Hearing documents, topics for Citizens’ Comments (in writing), or items for other matters must be received by 12:30 PM, 7 days in advance of the scheduled Zoning Board of Appeals meeting.

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.