



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, June 9, 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.

7:05 PM CONTINUED- Public Hearing, Case 25-12 – Fast Shapes, Inc. Applicant and Target Realty, LLC. Yuri Souza, Owner, seek 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 replace a sign at **708 Boston Post Road**, Assessor's Map K05-0015, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

7:20 PM Public Hearing, Case 25-16 – Asbury Sudbury LR, LLC, Applicant and Herb Chambers 83 Boston Post Road, LLC, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 6200 of the Town of Sudbury Zoning Bylaw to transfer ownership at **83 Boston Post Road**, Assessor's Map K11-0015, Industrial Zoning District.

7:40 PM Public Hearing, Case 25-17 – Asbury Sudbury LR, LLC, Applicant and Herb Chambers 130 Boston Post Road, LLC, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 6200 of the Town of Sudbury Zoning Bylaw to transfer ownership at **68 Old County Road**, Assessor's Map K11-0004, Industrial Zoning District.

8:00 PM Public Hearing, Case 25-18 – Sudbury American Legion Post #191, Inc., Michael Fitzgerald Applicant and Owner, seeks a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2230 of the Town of Sudbury Zoning Bylaw to use the

property as a private clubhouse and meeting hall at **676 Boston Post Road**, Assessor's Map K05-0020, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from May 12, 2025

Administrative Report

*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.