



# 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, August 4, 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:

Public Hearing, Case 25-19 – Michael Carpenter, Applicant and Douglas and Andre Graciano Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2640, 2641A and 6200 of the Town of Sudbury Zoning Bylaw to alter an already non-conforming lot at **355 Maynard Road**, Assessor's Map E06-0007, Residential-A Zoning, Water Resource District Zoning II and Water Resource District Zoning III Zoning Districts.

Public Hearing, Case 25-21 – James W. Newton, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **42 Wolbach Road**, Assessor's Map J11-0301, Residential-C2 Zoning District.

Public Hearing, Case 25-22 – Susan Moylan Brennan, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **8 Tanbark Road**, Assessor's Map H05-0590, Residential-A Zoning, Water Resource District Zoning III Zoning Districts.

Public Hearing, Case 25-23 – Joseph & Anne Burke, Applicant and 74 Brookdale Realty Trust, Owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 6130 of the Town of Sudbury Zoning Bylaw to alter a Pre-existing non-conforming lot at **74 Brookdale Road**, Assessor's Map M11-0153, Residential-A Zoning District.

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 July 21, 2025 and July 28, 2025.*