



# Town of Sudbury

## Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314  
www.sudbury.ma.us/boardofappeals

### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, August 4, 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.

7:00 PM 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 Section 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.

7:20 PM 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.

7:40 PM 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.

8:00 PM 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.

**Untimed Items:**

Approve Zoning Board of Appeals Meeting Minutes from June 9, 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.