



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

NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, September 8, 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 25-20 – John Breckner, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B, 2620 Appendix B, and 6200 of the Town of Sudbury Zoning Bylaw to alter a Pre-existing non-conforming lot at **422 Dutton Road**, Assessor's Map H05-0010, Residential-A1 Zoning and Water Resource District Zoning III Zoning Districts.

Public Hearing, Case 25-24 – Janice and Scott Ritter, Applicant and Owner seek to renew 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 chickens at **14 Russet Lane**, Assessor's Map M10-0110, Residential-A1 Zoning District.

Public Hearing, Case 25-25 – Nadja Lamaute, Applicant and Arielle Lamaute, Owner seek 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 **16 Richard Avenue**, Assessor's Map G06-0549, Residential-A1 Zoning and Water Resource District Zoning II 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 August 25, 2025 and September 1, 2025.