



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, November 6, 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 25-26 – Charles Bomely, Plan B Retail Design, Applicant and 1776 Plaza Limited Partnership, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3261A and 6200 of the Town of Sudbury Zoning Bylaw to install signage that exceeds guidelines at **439 Boston Post Road**, Assessor's Map K08-0003, Limited Business District-6 and Water Resource District Zoning II Zoning Districts.

Public Hearing, Case 25-27 – Scott Poirier, Applicant and Ziel Properties, Owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2600, 2641A and 6130 of the Town of Sudbury Zoning Bylaw to correct an existing noncompliance with Title 5 affecting the septic design at **10 Nolan Circle**, Assessor's Map B09-0013, Residential-A1 Zoning District and Water Resource District Zoning II Zoning Districts.

Public Hearing, Case 25-28 – David and Ericka Winchester, Applicants and PRI Longfellow Glen, LLC, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3280 and 6200 of the Town of Sudbury Zoning Bylaw to install signage that exceeds guidelines at **655 Boston Post Road**, Assessor's Map K06-0501, Research 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 September 22, 2025 and September 29, 2025.