



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, October 6, 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 CONTINUED-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.
- 7:40 PM 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.
- 8:10 PM 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.
- 8:30 PM 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.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from September 8, 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.