



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, November 3, 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 25-29 – Nick Foundas, Applicant and Jake Parsons, 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 **631 Boston Post Road**, Assessor's Map K06-0502, Residential C-1 and Water Resource District Zoning III Zoning Districts.

7:20pm - Public Hearing, Case 25-30 – Meghan McGowan & Souvik Mandal, Applicants and Owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2300, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **7 Brookdale Lane**, Assessor's Map M11-0137, Residential-A1 Zoning District.

7:40pm - Public Hearing, Case 25-31 – Ananda Chakravarty, Applicant and Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2440 and 6200 of the Town of Sudbury Zoning Bylaw to build a garage on an already non-conforming lot at **151 Horse Pond Road**, Assessor's Map J06-0301, Residential A-1 and Water Resource District Zoning III Zoning Districts.

8:00pm - Public Hearing, Case 25-32 – Michael J. Griffin, Applicant and Penobscot Realty Trust seek to renew a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 12, 14 of the Town of Sudbury Zoning Bylaw for motor vehicle repair and sales at **684 Boston Post Road**, Assessor's Map K05-0019, Business District-6 and Water Resource District Zoning III Zoning Districts.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from October 6, 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.