



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, December 8, 2025 at 7:00 PM
Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2025, 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://sudbury-ma-us.zoom.us/j/88287420324>

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: 882 8742 0324

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.

7:00pm – Continued - 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.

7:20pm – Public Hearing, Case 25-33 – Joshua and Meredith Phelps, 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 **20 Linden Road**, Assessor's Map H05-0512, Residential-A1 Zoning and Water Resource District Zoning II Zoning Districts.

7:40pm – Public Hearing, Case 25-34 – Don Byrne, Applicant and Marilyn McDonald, 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 **12 Trillium Way**, Assessor's Map E06-0602, Residential-A Zoning and Water Resource District Zoning II Zoning Districts.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from November 6, 2025
Approve Zoning Board of Appeals Meeting Minutes from December 1, 2025

Approve 2026 meeting Schedule

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.