



# 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

**Monday, March 2, 2026**

**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/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 26-01 – Amy Hansen, 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 **114 Morse Road**, Assessor's Map F05-0403, Residential-A Zoning District.

7:20 PM Public Hearing, Case 26-02 – TA Sudbury LLC, c/o/ Wilder Companies, Applicant and Owner seek a Use Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2210, 2230 and 6140 Appendix A of the Town of Sudbury Zoning Bylaw to open a yoga studio in a limited business district at **505-525 Boston Post Road**, Assessor's Map K07-005, K07-006 and L07-0014, Limited Business and Water Resource Protection Overlay District Zone II Zoning Districts.

7:40 PM Public Hearing, Case 26-03 – Kane Built, Inc. Applicant and Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish existing house and rebuild an appx 4,395 sq ft house on a pre-existing non-conforming lot at **252 Mossman Road**, Assessor's Map C08-0026, Residential-A Zoning District.

#### **Untimed Items:**

- Status report on developments at the Volvo repair facility on Boston Post Road
- Membership interview with Sumeet Keswani

Approve Zoning Board of Appeals Meeting Minutes from February 2, 2026

### 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.