



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, May 11, 2026

7:00pm

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.

7:00 PM Public Hearing, Case 26-04 – Bobbianna Neubert-Langille Applicant and Owner seeks 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 **9 Willard Grant Road**, (Assessor's Map C09-0302), Residential A Zoning District.

7:20 PM Public Hearing, Case 26-05 – 11 ELSBETH ROAD, LLC, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B of the Town of Sudbury Zoning Bylaw to demolish and replace existing dwelling in a non-conforming lot to new construction at **11 Elsbeth Road**, Assessor's Map C06-0225, Residential A and Water Resource Protection Overlay District Zone II Zoning Districts.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from April 6, 2026

Reappointment of Jennifer Pincus

Full member vacancy for recent resignation

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.