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**TOWN OF SUDBURY**  
*Board of Appeals*

Sudbury, Massachusetts 01776

NOTICE OF PUBLIC HEARING

The Sudbury Board of Appeals will hold a Public Hearing at 7:30PM  
TUESDAY, MARCH 27, 2007 in the FAIRBANK SENIOR CENTER

on the following applications:

1. That of JAMES N. & GERALDINE M. APOSTLE, owners of property, for renewal of Special Permit 04-6, granted under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically the sale of antiques, fine art and framing, property located at 395 BOSTON POST ROAD, Residential Zone A-1. 07-18
2. That of DOROTHY MARTINDALE, owner of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed a total footprint area of 4,502 s.f., on a nonconforming lot, which will exceed the area of the original nonconforming structure, property located at 122 OLD GARRISON ROAD, Wayside Inn Historic Preservation Residential Zone. 07-19
3. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 12 of the Zoning Bylaws, for the sale and rental of new and used motor vehicles, property located at 83 & 103 BOSTON POST ROAD, Industrial District #4. 07-20
4. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230, A, C,Use 13 of the Zoning Bylaws, for new and used motor vehicle general and body repair, property located at 83 & 103 BOSTON POST ROAD, Industrial District #4. 07-21
5. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 14 of the Zoning Bylaws, for new and used motor vehicle light service, property located at 83 & 103 BOSTON POST ROAD, Industrial District #4. 07-22
6. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 25 of the Zoning Bylaws, to operate an automobile sales and service facility, property located at 122-130 BOSTON POST ROAD (Industrial District #2) and a portion of 30 GOODMAN'S HILL ROAD (Residential Zones A-1 & C-2). 07-23

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7. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 12 of the Zoning Bylaws, for motor vehicle sales and rental, property located at 122-130 BOSTON POST ROAD (Industrial District #2) and a portion of 30 GOODMANS HILL ROAD (Residential Zones A-1 & C-2). 07-24
8. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 13 of the Zoning Bylaws, for motor vehicle general and body repair, property located at 122-130 BOSTON POST ROAD (Industrial District #2) and a portion of 30 GOODMANS HILL ROAD (Residential Zones A-1 & C-2). 07-25
9. That of HERB CHAMBERS OF SUDBURY, INC., DBA HERB CHAMBERS LAND ROVER OF SUDBURY, applicant, for a Special Permit under the provisions of Section 2230,A,C,Use 14 of the Zoning Bylaws, for motor vehicle light service, property located at 122-130 BOSTON POST ROAD (Industrial District #2) and a portion of 30 GOODMANS HILL ROAD (Residential Zones A-1 & C-2). 07-26
10. That of JOHN & BRENDA JEGLINSKI, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to alter and enlarge a nonconforming structure by constructing a 6X27 foot farmers porch, which will result in a front yard setback deficiency of 10'4"±, property located at 28 BEECHWOOD AVENUE, Residential Zone A-1. 07-27
11. That of JOHN & BRENDA JEGLINSKI, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to legalize an alteration of a nonconforming structure having a side yard deficiency of 0.4 feet ±, property located at 28 BEECHWOOD AVENUE, Residential Zone A-1. 07-28
12. That of PAUL & CHRISTINE HOGAN, owners of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,854 s.f., which will exceed the area of the original nonconforming structure, said residence to conform to all setback requirements, property located at 49 BLUEBERRY HILL LANE, Residential Zone A-1. 07-29
13. That of ARNOLD & DAWN EPSTEIN, owners of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,576 s.f., which will exceed the area of the original nonconforming structure, said residence to conform to all setback requirements, property located at 545 CONCORD ROAD, Residential Zone C-2. 07-30

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14. That of HAROLD ARKOFF, owner of property, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 4,057 s.f., which will exceed the area of the original nonconforming structure and will result in front yard setback deficiencies of 13'11" on Butler Road and 9'9" on Louis Avenue, property located at 4 LOUIS AVENUE, Residential Zone A-1. 07-31

15. That of JENNIFER M. BOTT, owner of property, under M.G.L.,40A, Section 15, appealing a Determination of the Building Inspector that Special Permit 05-33 requires an amendment to include the addition of the garage and driveway, property located at 7 SOUTH MEADOW DRIVE, Residential Zone A-1. 07-32

→ 16. That of OMNIPOINT COMMUNICATIONS, INC., applicant, MARTEL BUSINESS REALTY TRUST, owner of property, for a Variance from the provisions of Section 4363 of the Zoning Bylaws, to allow a wireless communications facility to be located within 500 feet of a residential lot line, property located at 712 BOSTON POST ROAD, Business District #6. 07-33

Applications are on file in the Town Clerk's Office.  
Petitioner must be present or send authorized representative.

BOARD OF APPEALS  
By: Elizabeth A. Taylor, Clerk

To be advertised in the Sudbury Town Crier on March 8 and 15, 2007.