



# TOWN OF OXFORD

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## Zoning Board of Appeals

Department of Land Management  
325 Main Street  
Oxford, MA 01540  
Phone (508) 987-6038 ext. 4  
landmanagement@oxfordma.us

MEETING AGENDA  
THURSDAY, September 18, 2025; 7:00 PM  
OXFORD TOWN HALL, 2<sup>ND</sup> FLOOR MEETING ROOM  
325 MAIN STREET, OXFORD, MA

2025 SEP 15 AM 11:10  
OPENING TOWN HALL  
MEETING

### 1. Call Meeting to Order

### 2. Approval of Meeting Minutes: July 17, 2025; August 7, 2025

### 3. Public Hearings:

7:05 PM

11 Sutton Avenue – Variance application of Sergio Dias for a variance to reduce the required side yard setback from 5 feet to 1 foot to construct a porch. The proposed project is located at 11 Sutton Avenue, Oxford, MA. The property is located in the GB Zoning District. The record information is as follows: Sergio Dias (owner); Assessor's Map 35A; Parcel B03; with a deed recorded at the Worcester Registry of Deeds Book 69265; Page 39.

7:10 PM

4 Oakwood Terrace – Variance application of Jack General Services for a variance to reduce the required rear yard setback from 40 feet to 13 feet for an addition. The proposed project is located at 4 Oakwood Terrace, Oxford, MA. The property is located in the R-1 Zoning District. The record information is as follows: Isreal Pabon and Lizza Beguiristain (owners); Assessor's Map 31; Parcel B14.02; with a deed recorded at the Worcester Registry of Deeds Book 71729; Page 97.

### 4. Adjournment



AUTHORIZED SIGNATURE

*Agenda items listed are those reasonably anticipated by the Chair and are subject to change as permitted by law. Please contact the Department of Land Management at 508-987-6038 ext. 4 for further information about this meeting agenda or questions about accessibility accommodations.*