



# TOWN OF OXFORD

## Zoning Board of Appeals

325 Main Street  
Oxford, MA 01540  
Phone (508) 987-6038 ext. 4  
[landmanagement@oxfordma.us](mailto:landmanagement@oxfordma.us)

**MEETING AGENDA**  
**THURSDAY, November 20, 2025; 7:00 PM**  
**OXFORD TOWN HALL, 2<sup>ND</sup> FLOOR MEETING ROOM**  
**325 MAIN STREET, OXFORD, MA**

1. Call Meeting to Order
2. Approval of Meeting Minutes: September 18, 2025
3. Public Hearings: Public Hearings being at 7:00 PM and are taken in agenda order.

2025 NOV 14 PM 12:15  
FIRE DEPARTMENT

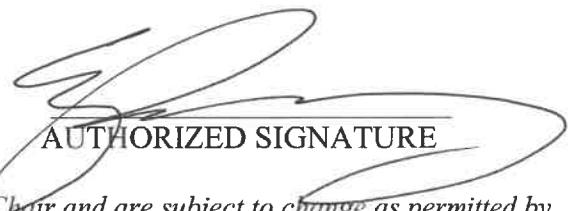
*7:00 PM*

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. – **Continued**

35 Sullivan Boulevard – Variance application of Evelyn Marquis for a variance to reduce the required frontage from 150 feet to 105 feet per the Oxford Zoning Bylaw Chapter X, Table IV. The proposed project is located at 35 Sullivan Blvd, Oxford, MA. The property is located in the R2 Zoning District. The record information is as follows: Ruth & Henry Marquis (owner); Assessor's Map 48; Parcel C01; with a deed recorded at the Worcester Registry of Deeds Book 34808; Page 201.

123 Sutton Avenue – Special Permit application for the installation of a digital sign, in accordance with Oxford Zoning Bylaw Section 1.2.2.2 (a) – (e) located at 123 Sutton Avenue. The property is in the Highway Interchange Zoning District. The record information is as follows: Oxford Crossing, LLC, 259 Turnpike Rd Southborough, MA 01772; Assessor's Map 43, Parcel A03.02C; with a deed recorded at the Worcester Registry of Deeds, Book 52778, Page 1.

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.*