



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM

MONDAY, APRIL 4, 2016

Lower Town Hall, 322 Concord Road, Sudbury, MA

1. At 5pm – Raytheon site walk, meeting place in the parking lot just west of the large central pond.
2. Public Hearing Case 16-9 – Christina Gill, Applicant and 429 Dutton Road LLC., Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to construct a dwelling of approximately 3,773 s.f. after demolition, which will exceed the total floor area of the original structure, property shown on Town Map H05-0257, 429 Dutton Road, Residential Zone A-1.
3. Public Hearing, Case 16-7 – Margaret Espinola, Applicant and Owner, for a Special Permit Renewal under the provisions of Section 2340 of the Zoning Bylaw, to conduct a Home Business, specifically for private psychotherapy, property shown on Town Map J09-0039, 224 Goodmans Hill Road, Residential Zone C-1.
4. Public Hearing Case 16-8 – Seaver Properties, LLC Applicant and Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaws, to construct a dwelling of approximately 2,176 s.f. after demolition, which will exceed the total floor area of the original structure, property shown on Town Map B07-0138, 12 Maybury Road, Residential Zone A-1.
5. Hearing, Case 16-10 – Patricia McCart, Applicant and Owner, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaw, to operate a kennel on the premises, property shown on Town Assessor Map C08-0023, 232 Mossman Road, Residential Zone A-1.
6. CONTINUATION - Public Hearing Case 16-5 – Sudbury Avalon, Inc., David O. Gillespie, Senior Development Director, the applicant and AvalonBay Communities, Inc. the owner, for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Sections 20-23, and 760 CMR 56.04, for the construction of a 250-unit rental apartment community, 25% of which will be affordable units, on a 17.4 ± acre parcel, property shown on Town Map K07-0011 and K07-0013, 526 and 528 Boston Post Road, LID and Res A-1.
7. Approval of Meeting Minutes – March 7, 2016.

Other Business Items.

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.