



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing

MONDAY, APRIL 9, 2018 at 7:30 PM

Lower Town Hall, 322 Concord Road, Sudbury, MA

- 1) CONTINUATION - Public Hearing Case 18-4 –OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 3114 of the Zoning Bylaw, for construction after demolition with parking proposed not completely behind or to the side of the proposed building, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
- 2) CONTINUATION - Public Hearing Case 18-5 – OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 2600/2620 of the Zoning Bylaw, to request a dimensional variance for a front yard deficiency of approximately 7.5’ on the LBD portion of the premises and a front yard deficiency of approximately 12.5’ on the Res. A District portion of the premises, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
- 3) CONTINUATION - Public Hearing Case 18-6 – OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 2600/2620 of the Zoning Bylaw, to request a dimensional variance for a side yard deficiency of approximately 14’ on the Res. A District portion of the premises, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
- 4) CONTINUATION - Public Hearing Case 18-7 – OSPD Realty Company, LLC, Applicant and Owner, for an Use Variance under the provisions of Section 2200/2230 of the Zoning Bylaw, to permit retail/office/restaurant/and/or personal service, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
- 5) Public Hearing Case 18-12 – William F. Curley, Applicant and Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to construct a dwelling of approximately 2,068 s.f. after demolition of a pre-existing, non-conforming structure on a non-conforming lot, exceeding the total floor area of the original structure. Resulting in a front yard setback deficiency of approximately 4 feet and side yard deficiency of approximately 2 feet for 17 July Road, Property shown on Town Map F06-0623, at 16 August Road, Residential Zone A.
- 6) Public Hearing Case 18-13 – David Lin & Shuan Lin Applicants and Owners, for a Special Permit under the provisions of Section 5500 of the Sudbury Zoning Bylaws, to allow an Accessory Dwelling Unit that is no greater than 859 s.f., property shown on Town Map E07-0407, at 288 Maynard Road, Residential Zone A.
- 7) Approval of Meeting Minutes for February 5, February 16 and March 5, 2018 meetings.
- 8) Administrative Report.
- 9) Vote to enter into Executive Session and not to return to Open Session for the purpose of discussing strategy with respect to litigation as an open meeting may have a detrimental effect on the litigating position of the Zoning Board of Appeals and the Chair so declares, with respect to Linda Mills, et al v. Zoning Board of Appeals, (41 Prides Crossing Road) pursuant to General Laws chapter 30A, §21(a)(3).

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.