



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing

MONDAY, JUNE 11, 2018 at 7:30 PM

Flynn Building, Silva Meeting Room, Sudbury, MA

- 1) Public Hearing Case 18-16– Haley & Kevin Bush, Applicants and Owners, for a Special Permit under the provisions of Section 2313 of the Zoning Bylaws, to raise up to 8 hens, property shown on Town Assessor Map G10-0120, 128 Plympton Road, Residential Zone Res-C.
- 2) Public Hearing Case 18-17 – Marc Pepi, Applicant and Owner, for a Variance under the provisions of Section 2600 Appendix B Table of the Zoning Bylaw, to request a dimensional variance for relief of front-yard setback requirements to allow an approximate 12-foot encroachment of a proposed addition, property shown on Town Assessor Map M11-0155, at 60 Brookdale Road, Residential Zone A-1.
- 3) Public Hearing, Case 18-18 – Global Tower Assets III, LLC (formerly GTP Acquisition Partners II, LLC and Tower Assets Newco II, LLC,) Applicant, and Sudbury Research Center, Inc., Owner, for renewal of Special Permit 15-12 (previously issued ZBA Cases 11-28 & 08-13), for the continued operation of a 120-foot flagpole style, 2-carrier monopole, including associated equipment, Assessor's Map C11-0300, 142 North Road, Research District #1.
- 4) Public Hearing Case 18-19 – Gaston Safar Applicant and Owner, for a Special Permit under the provisions of Section 5500 of the Sudbury Zoning Bylaws, to allow a detached Accessory Dwelling Unit that is no greater than 850 s.f., property shown on Town Map K10-0003, at 267 Landham Road, Residential Zone A-1.
- 5) Public Hearing, Case 96-15- Drumlin Development, LLC/Orchard Hill owner/applicant for a modification of an existing Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05. The project is known as Orchard Hill and it is identified at Assessor's Map K05-0031, 761 Boston Post Road. The Board will discuss and vote to determine whether the proposed modification is substantial pursuant to 760 CMR Regulations 56.05(11).
- 6) Approval of Meeting Minutes for February 6, 2017 and Regular & Executive Session Meeting Minutes for April 30, 2018.
- 7) Administrative Report.

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.