



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, March 4, 2019 at 7:30 PM  
Lower Town Hall, 322 Concord Road, Sudbury, MA

*This public hearing will be immediately continued, with no discussion by the Board, to  
Monday, April 1, 2019 due to the inclement weather.*

- 1) Public Hearing Case 19-1 – Nicola S. Payne & Robb A. Aistrup, applicants and owners, for a renewal of Special Permit 18-10 under the provisions of Section 2340 of the Zoning Bylaw, to conduct a Home Business, specifically for music lessons. Property shown on Town Assessor Map B09-0326 at **15 Thoreau Way**, Residential Zone A-1.
- 2) Public Hearing Case 19-2 – Lisa Venuto/ADMV Management, LLC, applicant and owner, for a Special Permit under the provisions of Section 2620 Appendix B of the Zoning Bylaw, to construct on an existing non-conforming lot a 25'x 28' two car garage with a shed dormer that will result in a side-yard setback deficiency of approximately 8 feet. Property shown on Town Assessor Map J06-0312 at **29 Stonebrook Road**, Residential Zone A-1.
- 3) Public Hearing Case 19-5 – Maillet & Son, Inc., Applicant, and Hazel Hicks, Owner, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to construct a four-bedroom dwelling of approximately 2,402 s.f. after demolition, on a non-conforming lot, exceeding the total floor area of the original structure. Property shown on Town Assessor Map H05-0228 at **30 Summer Street**, Residential Zone A-1.
- 4) Public Hearing Case 19-3 – Anne Stone, applicant and owner, to request a Use Variance under the provisions of Section 2230 of the Zoning Bylaw, to allow for the construction of a self-storage facility in a Residential A-1 District. Property shown on Town Assessor Map K06-0602 at **554 Boston Post Road**, Residential A-1.
- 5) Public Hearing Case 19-4 – Anne Stone, applicant and owner, to request a Variance under the provisions of Section 2210 of the Zoning Bylaw, to allow for more than one principal structure. Property shown on Town Assessor Map K06-0602 at **554 Boston Post Road**, Residential A-1.
- 6) Approval of Meeting Minutes for January 14, 2019.
- 7) Discussion/Vote to Release Approved Executive Session Minutes from:
  - November 7, 2016 – Sudbury Station Executive Session Minutes
  - April 9, 2018 – 41 Prides Crossing – Dog Training Facility – Executive Session Minutes
  - April 30, 2018 – 41 Prides Crossing – Dog Training Facility – Executive Session Minutes
  - October 4, 2018 – Sudbury Station – Executive Session Minutes
- 8) The Coolidge at Sudbury – Phase 2 Comprehensive Permit, 187 Boston Post Road – Mylars for Signature.
- 9) 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.*