



# Town of Sudbury

## Zoning Board of Appeals

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

### MINUTES MARCH 4, 2019 AT 7:30 PM LOWER TOWN HALL, 322 CONCORD ROAD

**Board Members Present:** John Riordan, Chairman, Jonathan Gossels, Frank Riepe, and Nancy Rubenstein

**Members Absent:** William Ray

**Others Present:** Adam Duchesneau, Director of Planning and Community Development

Chairman Riordan opened the hearing at 7:30 PM by reading the legal notice as published in the newspaper into the record, which noted the following Zoning Board of Appeals applications and opened all of the public hearings:

- 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 19-3 – 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.
- 4) 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.
- 5) 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.

Mr. Gossels made a motion to continue all of the public hearings to Monday, April 1, 2019 at 7:30 PM. Nancy Rubenstein seconded the motion. Vote was unanimous, 4-0

Chair Riordan asked Planning Staff to acquire consent from all applicants regarding the continuances.

6) The Coolidge at Sudbury – Phase 2 Comprehensive Permit, 187 Boston Post Road – Mylars for Signature.

Mr. Gossels made a motion to authorize Chair Riordan to sign the mylar construction plans for The Coolidge at Sudbury Phase 2 on behalf of the entire Zoning Board of Appeals. Ms. Rubenstein seconded the motion. Vote was unanimous, 4-0

Mr. Gossels made a motion to adjourn the meeting. Mr. Riepe seconded the motion. Vote was unanimous, 4-0. The meeting was adjourned at 7:39 PM.