



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, June 3, 2019 at 7:30 PM
Silva Meeting Room, Flynn Building, 278 Old Sudbury Road, Sudbury, MA

**All hearings will be immediately continued, with no discussion by the Board, to
Tuesday, June 11, 2019 at 7:30 PM
Police Station Meeting Room, 75 Hudson Road, Sudbury, MA**

On the following applications:

- 1) Public Hearing, Case 19-12 – Kimberly and Ralph Babcock Applicants and Owners, seek a Special Permit under the provisions of Section 2313 of the Town of Sudbury Zoning Bylaw to raise up to 8 hens **3 Greenwood Road**, Assessor's Map C07-0116, Single Residence A-1 Zoning District.
- 2) Public Hearing, Case 19-13 – Christina Hermos and Paulo Oliveira, Applicants and Owners, seek a Special Permit under the provisions of Sections 2440 and 2445 of the Town of Sudbury Zoning Bylaw to construct an approximately 24 foot by 24 foot addition with a garage and deck on a pre-existing nonconforming structure at **19 Maple Avenue**, Assessor's Map K08-0017, Single Residence A-1 Zoning District.
- 3) Public Hearing, Case 19-14 – Edward Freedlender, Applicant, and Rachel and Michael Williams, Owners, seek a Special Permit under the provisions of Sections 2440 and 2445 of the Town of Sudbury Zoning Bylaw to construct an approximately 30.5 foot by 24 foot addition with a master bedroom, mudroom, and garage at **280 Goodman's Hill Road**, Assessor's Map H09-0039, Single Residence C-2 Zoning District.
- 4) Public Hearing, Case 19-15 – Edward Freedlender, Applicant, and Danielle Cormier and John Ferrick, Owners, seek a Special Permit under the provisions of Section 2460B of the Town of Sudbury Zoning Bylaw to construct an approximately 2,900 square foot single-family dwelling which exceeds the total floor area of the original pre-existing nonconforming structure at **24 Elsbeth Road**, Assessor's Map C06-0228, Single Residence A-1 Zoning District.
- 5) Public Hearing Case 19-16 – Marc Pepi, Applicant and Owner, seeks a renewal of about to expire Special Permit 18-17 under the provisions of Section 2600 Appendix B Table of the Zoning Bylaw, to request a relief of front-yard setback requirements to allow an approximate 12-foot encroachment of a proposed addition, at **60 Brookdale Road**, Assessor's Map M11-0155, Zone A-1 Zoning District.

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.