



Town of Sudbury

Zoning Board of Appeals

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MINUTES

JUNE 3, 2019 AT 7:30 PM

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

Board Members Present: Nancy Rubenstein.

Members Absent: John Riordan, Jonathan Gossels, Frank Riepe, and William Ray.

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

Nancy Rubenstein 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 19-12 – 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.

Mr. Rubenstein made a motion to continue all of the public hearings to Tuesday, June 11, 2019 at 7:30 PM.

The meeting was adjourned at 7:39 PM.