



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Tuesday, June 11, 2019 at 7:30 PM
Police Station Meeting Room, 75 Hudson Road, Sudbury, MA

On the following applications:

- 1) CONTINUED 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) CONTINUED 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) CONTINUED 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) CONTINUED 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 time extension for Special Permit 18-17 issued under the provisions of Sections 2420, 2440, and 6200 of the Zoning Bylaw to allow an approximately 12 foot encroachment into the front yard setback for a proposed addition at **60 Brookdale Road**, Assessor's Map M11-0155, Single Residence A-1 Zoning District.
- 6) CONTINUED 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.
- 7) CONTINUED 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.
- 8) Approval of Meeting Minutes for April 29, 2019, May 13, 2019 and June 3, 2019.
- 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.