



# Town of Sudbury

## Zoning Board of Appeals

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### **REVISED AGENDA**

The Sudbury Zoning Board of Appeals will hold a Public Hearing on  
Monday, August 5, 2019 at 7:30 PM  
Lower Town Hall, 322 Concord Road, Sudbury, MA

Regarding the following applications:

- 1) CONTINUED Public Hearing, Case 19-17 – Binoy Koodhathinkal, Applicant, and Binoy Koodhathinkal and Nima Kalathil, Owners, seek the renewal of Special Permit 18-20 under the provisions of Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to 10 hens at **77 Churchill Street**, Assessor's Map G06-0339, Single Residence A-1 Zoning District. **To be immediately continued to the September 9, 2019 meeting with no discussion.**
- 2) CONTINUED Public Hearing, Case 19-18 – Janice Ritter, Applicant, and Janice and Scott Ritter, Owners, seek a Special Permit under the provisions of Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to 6 hens at **14 Russet Lane**, Assessor's Map M10-0110, Single Residence A-1 Zoning District.
- 3) CONTINUED Public Hearing, Case 19-19 – Elizabeth Geisinger, Applicant, and Joseph Arcuri, Owner, seek a Special Permit under the provisions of Sections 2313, 6200, and 2230, Appendix A, C.5 of the Town of Sudbury Zoning Bylaw to operate a kennel at **271 Boston Post Road**, Assessor's Maps K09-0063 and K10-0038, Single Residence A-1 Zoning District.
- 4) CONTINUED Public Hearing, Case 19-20 – Lisa Tursi, Applicant, and Lisa and Francis Tursi, Owners, seek the renewal of Special Permit 18-23 under the provisions of Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to 8 hens at **61 Maynard Farm Road**, Assessor's Map B08-0446, Single Residence A-1 Zoning District.
- 5) Public Hearing, Case 19-21 – Lori Arthur, Applicant, and Lori and Daniel Arthur, Owners, seek the renewal of Special Permit 16-17 (previously 15-17) under the provisions of Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to 6 hens at **68 Hopestill Brown Road**, Assessor's Map M09-0707, Single Residence A-1 Zoning District.
- 6) Public Hearing, Case 19-22 – Marcel Maillet, Applicant and Owner, seeks to amend Special Permit 12-14 under the provisions of Sections 2460B, 2620, and 6200 of the Town of Sudbury Zoning Bylaw to add approximately 256 square feet to a rear screened porch at **94 Butler Road**, Assessor's Map F05-0719, Single Residence A-1 Zoning District. **To be immediately continued to the September 9, 2019 meeting with no discussion.**
- 7) Public Hearing, Case 19-23 – Ava Vernooy, Applicant and Owner, seeks a Special Permit under the provisions of Sections 2420, 2440, and 6200 of the Town of Sudbury Zoning Bylaw to construct an approximately 5 foot by 7 foot portico on the front of the dwelling at **17 Allene Avenue**, Assessor's Map G06-0573, Single Residence A-1 Zoning District.

- 8) Public Hearing, Case 19-24 – Eric Fitzgerald, Applicant, and Eric and Katherine Fitzgerald, Owners, seek the renewal of Special Permit 18-28 under the provisions of Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to 8 hens at **14 Massasoit Avenue**, Assessor’s Map K09-0409, Single Residence A-1 Zoning District.
- 9) Public Hearing, Case 19-25 – Nu-Home Contractors, Inc. c/o Michael Audette, Applicant, and Mary Thompson, Owner, seek a Special Permit under the provisions of Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to construct an approximately 2,800 square foot single-family dwelling which exceeds the total floor area of the original pre-existing nonconforming structure at **604 Peakham Road**, Assessor’s Map H08-0017, Single Residence A-1 Zoning District.
- 10) Master Plan Update – “Meeting In A Box” Questions – Understanding Current and Future Needs of Sudbury
- 11) Approval of Meeting Minutes for May 13, 2019, May 28, 2019, June 11, 2019, and July 8, 2019.
- 12) 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.*