



# 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, July 13, 2020 at 7:00 PM  
Virtual Meeting

Here are the meeting details for residents to participate in this meeting.

Please click the link below to join the virtual Zoning Board of Appeals Meeting:

<https://us02web.zoom.us/j/84378632834>

For audio only, call the number below and enter the Meeting ID on your telephone keypad:

Call in Number: 978-639-3366 or 470-250-9358

Meeting ID: **843 7863 2834**

Regarding the following applications and matters:

1. CONTINUED Public Hearing, Case 20-09 – Daniel DePompei, Applicant, seeks to appeal the Planning Board’s Site Plan Review decision dated March 11, 2020 under the provisions of MGL Chapter 40A, Section 8, and Section 6390A of the Town of Sudbury Zoning Bylaw, for the property at **113 Haynes Road**, Assessor’s Maps D09-0002 and D09-0300, Single Residence A-1 Zoning District
2. CONTINUED Public Hearing, Case 20-12 – Quarry North Road LLC, Applicant, and the Town of Sudbury, the Sudbury Water District, and Quarry North Road LLC, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to erect permanent and temporary signage as part of a proposed 274 unit residential development at **16 and 36 North Road**, Assessor’s Maps C12-0003, C12-0004, and C12-0100, Research-1, North Road Residential Overlay District, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts
3. **\*\*\*Application will be Withdrawn Without Prejudice\*\*\***  
CONTINUED Public Hearing, Case 20-14 – Madjack 7, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to create an Accessory Dwelling Unit at **54 Rambling Road**, Assessor’s Map M09-0132, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts
4. Public Hearing, Case 20-15 – Jan Pitzi, Stephen Grande, Monika and Radoslaw Tomala, and Daniel DePompei, Applicants, seek to appeal the Planning Board’s Site Plan Review decision dated March 11, 2020 under the provisions of MGL Chapter 40A, Section 8, and

Section 6390A of the Town of Sudbury Zoning Bylaw, for the property at **113 Haynes Road**, Assessor's Maps D09-0002 and D09-0300, Single Residence A-1 Zoning District

5. Public Hearing, Case 20-16 – Ken Griffin, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to ten (10) hens at **22 Rambling Road**, Assessor's Map M09-0136, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts
6. Public Hearing, Case 20-17 – Daniel Hershey and Meera Jones, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2445 and 6200 of the Town of Sudbury Zoning Bylaw to extend an approximately 425 square foot addition on a pre-existing nonconforming single-family dwelling further into the side yard setback at **45 Blueberry Hill Lane**, Assessor's Map H07-0218, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts
7. Public Hearing, Case 20-18 – Viewpoint Sign & Awning OBO Infinity Med Spa, Applicant, and Mill Village Realty Trust, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3261.b), 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install an approximately 7 square foot, non-illuminated, wall sign on the second story of the north facing facade at **365 Boston Post Road**, Assessor's Map K08-0026, Village Business-1 and Water Resource Protection Overlay District Zone III Zoning Districts
8. Public Hearing, Case 20-19 – Chertok Wines LLC, Applicant, and Fern Chertok and Frederick Thomas Rose, III, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a small commercial winery home business at **33 Singletary Lane**, Assessor's Map K10-0128, Single Residence A-1 Zoning District.
9. Discussion Regarding Proposed Zoning Bylaw Amendment regarding Storage Trailers/Containers
10. Approve Meeting Minutes from June 8, 2020
11. 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.*