



Town of Sudbury

Zoning Board of Appeals

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MINUTES

JUNE 8, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair John Riordan, Clerk William Ray, Jonathan Gossels, Frank Riepe, Nancy Rubenstein, Associate David Booth, and Associate Jennifer Pincus

Members Absent: None

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the meeting at 7:32 PM by noting the presence of a quorum. Mr. Riordan asked Ms. Pincus to sit in place of Ms. Rubenstein for Cases 20-09 and 20-11, as she had been absent from the previous meeting. Mr. Riordan then asked Mr. Ray to read 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 listed below.

Mr. Riordan noted the requirements for Special Permits and Variances as discussed in the Zoning Bylaw.

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

Mr. Riordan mentioned another appeal had been filed on June 3, 2020 regarding the same Planning Board Site Plan Review decision for 113 Haynes Road and it was identical to this one, however, the Applicants for the new appeal were direct abutters to the subject property.

Mr. Riordan made a motion to continue the public hearing for the appeal of the Planning Board’s Site Plan Review decision for 113 Haynes Road to the Zoning Board of Appeals meeting on July 13, 2020 at 7:00 PM. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Riepe – Aye.

CONTINUED Public Hearing, Case 20-11 – Marielle Delnomdedieu, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2240 and 6200 of the Town of Sudbury Zoning Bylaw to extend an approximately 450 square foot addition on a pre-existing nonconforming single-family dwelling further into the front yard setback at 66 Pinewood Avenue, Assessor’s Map F04-0723, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts

Applicant and owner Marielle Delnomdedieu was present to discuss the proposal and newly submitted plans designed by an architect. She presented drawings of the existing house as well as those of the proposed addition. Ms. Delnomdedieu went on to explain the changes that were made from the original plan set. She noted the roof line, materials, floor level, the elimination of a retention wall, and entryway had all been adjusted as part of the new plan set. Ms. Delnomdedieu stated the entryway was in harmony with those structures within eyesight of the property.

Ms. Pincus stated she was grateful Ms. Delnomdedieu had taken the effort and time to make the changes that were suggested by the Zoning Board of Appeals.

Mr. Ray made a motion to approve the Special Permit application for 66 Pinewood Avenue with the materials and plans dated June 1, 2020 with date stamps of May 31, 2020. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Riepe – Aye.

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

Applicants Chris Claussen and Chris Kennedy, and attorney Bill Henchy were present to discuss the proposed signage for the Cold Brook Crossing residential development. Mr. Claussen presented the sign placement proposal and highlighted the fact there were a number of temporary signs that would only be used for marketing the property.

Mr. Riepe was concerned the entryway stone wall looked large, but felt the informational portion (the signage on the wall) looked appropriate. He suggested removing the cap from the top of the sign wall and perhaps also removing the pillars on either end. Mr. Riepe also recommended the lights face downward to make them dark sky compliant. He also indicated he would prefer to have something with a more New England feel to it.

Ms. Pincus added that if the front entryway wall was curved it may look less commercial.

Mr. Riepe made a motion to continue the public hearing for the Special Permit application for 16 and 36 North Road to the Zoning Board of Appeals meeting on July 13, 2020 at 7:00 PM. Mr. Ray seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Mr. Riepe – Aye, and Ms. Rubenstein – Aye.

Public Hearing, Case 20-13 – Mustang Development Advisors, Applicant and Owner, seeks to amend Special Permit 19-32 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to modify the setback dimensions for a proposed single-family dwelling, including reducing the rear yard setback from 8.2 feet to 7.2 feet at 16 Oakwood Avenue, Assessor’s Map F04-0304, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts

Mr. Riordan stated the Applicant had submitted a written request to withdraw their application without prejudice.

Ms. Rubenstein made a motion to accept the request to withdraw without prejudice the Special Permit Amendment application for 16 Oakwood Avenue. Mr. Gossels seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Mr. Riepe – Aye, and Ms. Rubenstein – Aye.

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

Applicant and owner Stephen Lawrenson of Madjack 7, LLC was present to discuss the application with the Zoning Board of Appeals.

Ms. Pincus commented she could not tell if the drawing was for an actual new dwelling unit or not. Ms. Rubenstein made similar comments.

Mr. Riordan asked for a more detailed floor plan and Mr. Lawrenson indicated he would work to submit a more formalized floor plan prior to the next meeting.

Mr. Duchesneau noted Thomas Roose and Joanne Thompson of 45 Rambling Road, and Michael Marsh of 38 Rambling Road had sent comments to the Planning and Community Development Department regarding the application that evening just before the meeting.

Mr. Riepe made a motion to continue the public hearing for the Special Permit application for 54 Rambling Road to the Zoning Board of Appeals meeting on July 13, 2020 at 7:00 PM. Mr. Ray seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Mr. Riepe – Aye, and Ms. Rubenstein – Aye.

Discussion regarding Proposed Zoning Bylaw Amendment regarding Storage Trailers/Containers

Mr. Riordan suggested postponing discussion on this topic until a future meeting.

Approve Meeting Minutes from April 6, 2020, April 21, 2020, and May 11, 2020

Mr. Riepe made a motion to approve the meeting minutes from April 6, 2020, April 21, 2020, May 11, 2020. Mr. Ray seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Mr. Riepe – Aye, and Ms. Rubenstein – Aye.

Administrative Report

Mr. Riordan reminded members of the Zoning Board of Appeals whose terms were expiring they needed to fill out a reappointment form if they would like to continue to serve on the Board.

Mr. Riordan made a motion to adjourn the meeting. Mr. Ray seconded the motion. Roll Call
Vote: Mr. Riordan – Aye, Mr. Ray – Aye, Mr. Gossels – Aye, Mr. Riepe – Aye, and Ms.
Rubenstein – Aye. The meeting was adjourned at 9:58 PM.