



Town of Sudbury

Zoning Board of Appeals

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MINUTES

MARCH 1, 2021 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jonathan Gossels, Nancy Rubenstein, Associate David Booth, Associate Jennifer Pincus, and Associate Jeff Rose

Zoning Board of Appeals Members Absent: None

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

Mr. Riordan opened the meeting at 7:01 PM by noting the presence of a quorum. Mr. Riordan noted Ms. Pincus would be sitting in as a full member for this meeting to meet the quorum requirement. Mr. Riordan asked Mr. Riepe 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.

Public Hearing, Case 21-03 – Mustang Development Advisors, Inc., 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 change window layouts, add a slider door, implement egress window and stairs, and other modifications at 16 Oakwood Avenue, Assessor's Map F04-0304, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts

Applicants and Owners Alex Hathaway and Mike Jarvis were present to discuss the application with the Zoning Board of Appeals.

Mr. Hathaway discussed the modifications to the constructed dwelling unit which differed from the original Special Permit approval. These changes included the relocation of windows, added sky lights, new sliding door, and windows in the garage doors.

Mr. Gossels made a motion to approve the amendments to Special Permit 19-32 for 16 Oakwood Avenue as presented. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Interviews with Candidates for Associate Member Position on the Zoning Board of Appeals

William Ray of 29 Cranberry Circle was in attendance to discuss his application to become an Associate Member of the Zoning Board of Appeals.

Mr. Riordan made a motion to recommend to the Select Board that William Ray be appointed to an Associate Member position on the Zoning Board of Appeals. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Approve Meeting Minutes from February 1, 2021

Ms. Rubenstein made a motion to approve the minutes from February 1, 2021. Mr. Gossels seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Ms. Gossels made a motion to adjourn the meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye. The meeting was adjourned at 7:51 PM.