



Town of Sudbury

Zoning Board of Appeals

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MINUTES

APRIL 5, 2021 AT 7:00 PM

VIRTUAL MEETING

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

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

Mr. Riordan opened the meeting at 7:03 PM by noting the presence of a quorum. 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 21-04 – Esme Green, Library Director, Goodnow Library, Applicant, and the Town of Sudbury, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3244, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to allow a 6-foot tall inflatable air dancer sign at 21 Concord Road, Assessor's Map K08-0033, Single Residence A-1, Industrial-2, and Water Resource Protection Overlay District Zone III Zoning Districts.

Applicant Esme Green, Library Director, and Amy Stimac were present to discuss the application with the Zoning Board of Appeals.

Ms. Green explained that since the pandemic had started, the library had been hosting outside pop-up library times. The dates could not be published in advance as they were weather dependent. This waving inflatable sign draws attention to where and when the pop-up library was occurring.

Ms. Rubenstein and Ms. Pincus both noted their concern a precedent may be set by allowing this type of sign. Mr. Riordan echoed the same opinion.

Mr. Riordan made a motion to approve the Applicant's request to withdraw the Special Permit application for 21 Concord Road without prejudice. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Public Hearing, Case 21-05 – Sturdy Home Improvement, Applicant, and James Westen and Steven Barbas, 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 add a front porch, and a two-story addition with a garage and living space to a preexisting non-conforming single-family dwelling at 26 Franklin Place, Assessor's Map K09-0419, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

Jeff Risucci of Sturdy Home Improvement, Applicant, and James Westen and Steven Barbas, owners, were present to discuss the application with the Zoning Board of Appeals.

Mr. Risucci explained the plans and what would be changed on the existing structure.

There was a discussion regarding the existing square footage and how much more space would be added. It was also noted the roof lines were not the same height.

Mr. Riordan made a motion to approve the Special Permit application for a front porch, and a two-story addition with a garage and living space at 26 Franklin Place as presented with the following condition:

- Vegetative screening at the property shall be no less than the existing amount of vegetation currently at the property.

Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Public Hearing, Case 21-06 – Herb Chambers 83 Boston Post Road, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Section C.13 and 6200 of the Town of Sudbury Zoning Bylaw to operate a motor vehicle general and body repair facility at 105 Boston Post Road, Assessor's Map K11-0017, Industrial-4 Zoning District.

Attorney Joshua Fox of Rollins, Rollins & Fox, P.C. and engineer Gabe Crocker were present to discuss the application with the Zoning Board of Appeals.

Mr. Fox discussed the application and noted they planned to utilize some of the assets that were already present on the property.

There was a conversation regarding Section 6332 of the Zoning Bylaw. Mr. Duchesneau noted the proposal also required Site Plan Review approval from the Planning Board before the premises could be used for a motor vehicle general and body repair facility because this was a change of use from the previous operation as a highway yard for the Massachusetts Department of Transportation.

Mr. Riepe made a motion to approve the Special Permit application to operate a motor vehicle general and body repair facility at 105 Boston Post Road as presented with the following conditions:

- Every effort shall be made to preserve the large, mature trees along the front perimeter of the property which help to form a buffer with the rear of the property at 103 Boston Post Road.
- The work described herein requires the approval of a Site Plan by the Sudbury Planning Board pursuant to Section 6300 of the Zoning Bylaw. Any conditions imposed in such Site Plan approval shall also be conditions of this Special Permit.

Ms. Pincus 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 March 1, 2021

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

Administrative Report

Mr. Duchesneau noted the terms of Associate Members David Booth and Benjamin Stevenson were expiring in May of 2021. Mr. Duchesneau indicated he had reached out to encourage them to reapply for their positions.

Mr. Riordan 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 8:57 PM.