



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, August 2, 2021

7:00 PM

Virtual Meeting

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

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

<https://us02web.zoom.us/j/678777141>

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: 678 777 141

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Regarding the following applications and matters:

1. *****Case will be Immediately Continued with No Discussion to September 13, 2021*****

Continued Public Hearing, Case 21-22 – Global Tower Assets III, LLC, Applicant, and Sudbury Research Center, LLC, Owner, seek the renewal of Special Permit 18-18 under the provisions of MGL Chapter 40A, Section 9, and Sections 4350 and 6200 of the Town of Sudbury Zoning Bylaw to continue to operate and maintain an existing 120 foot flagpole style monopole wireless communications facility at **142 North Road**, Assessor's Map C11-0300, Research-1 and Water Resource Protection Overlay District Zones II and III Zoning Districts.

2. Continued Public Hearing, Case 21-18 – 631 Medical Office LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part C, Use 18, and 6200 of the Town of Sudbury Zoning Bylaw to operate a medical center or clinic at **631 Boston Post Road**, Assessor's Map K06-0502, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

3. Continued Public Hearing, Case 21-23 – Mustang Development Advisors, Inc., Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish an approximately 1,210 square foot single-family dwelling and construct an approximately 4,200 square foot single-family dwelling at **34 Greenwood Road**, Assessor's Map C07-

0107, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 21-24 – Revolution Trapeze DBA Developpe, Jon and Meredith Wells, Applicants, and Tucker Properties LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230 Appendix A, Part C, Use 22 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dance studio at **59 Union Avenue**, Assessor’s Map K08-0052, Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. Amendments to Special Permit Application Form.
6. Approve Meeting Minutes from July 12, 2021.
7. 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.