



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, July 12, 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/82587931447>

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: 825 8793 1447

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. 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.
2. Continued Public Hearing, Case 21-19 – Jean Nam and David Haas, Applicants and Owners, seek 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 **81 Newbridge Road**, Assessor's Map G11-0109, Single Residence C-2 Zoning District.
3. Public Hearing, Case 21-20 – Alex and Samantha Polivy, Applicants and Owners, seek 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 chickens at **34 Brimstone Lane**, Assessor's Map L04-0402, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Case 21-21 – Robert and Patricia Crowley, Applicants and Owners, seek the renewal of Special Permit 11-3 under the provisions of MGL Chapter 40A, Section 9, and Sections 2632 and 6200 of the Town of Sudbury Zoning Bylaw to renew the permit

for a 51 foot tall amateur radio antenna structure at **64 Puritan Lane**, Assessor's Map J10-0416, Single Residence C-2 Zoning District.

5. 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.
6. 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.
7. Amendments to Special Permit Application Form.
8. Approve Meeting Minutes from May 10, 2021 and June 7, 2021.
9. 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.