



Town of Sudbury

Zoning Board of Appeals

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MINUTES

AUGUST 2, 2021 AT 7:00 PM

VIRTUAL MEETING

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

Zoning Board of Appeals Members Absent: 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. He then 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.

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

Ms. Rubenstein made a motion to continue the public hearing for the Special Permit application for 142 North Road to the Zoning Board of Appeals meeting on September 13, 2021. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

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

Attorney Joshua Fox and owner Jake Parsons were in attendance to discuss the application with the Zoning Board of Appeals.

Mr. Fox displayed plans of the back of the lot where the parking would be located. The proposed retaining wall and vegetative camouflaging were discussed.

Mr. Riordan made a motion to approve the Special Permit application for 631 Boston Post Road as submitted. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

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

Applicants and owners Alex Hathaway and Michael Jarvis were in attendance to discuss the application with the Zoning Board of Appeals.

Mr. Hathaway noted the structure had been reduced to 3,900 square feet and explained other modifications which had been made. There was a question as to what materials were going to be used on the building, as it was noted the new plans indicated nothing regarding this aspect of the proposal.

The members of the Zoning Board of Appeals desired the plans to be clarified a bit further, with more specific details, before they could issue any type of approval decision for the Special Permit application.

Ms. Rubenstein made a motion to continue the public hearing for the Special Permit application for 34 Greenwood Road to the Zoning Board of Appeals meeting on September 13, 2021. Ms. Pincus 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 21-24 – 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

Applicants Jon and Meredith Wells were in attendance to discuss the application with the Zoning Board of Appeals.

There was discussion regarding the parking spaces at the property, and the student drop off and pick up situation.

Mr. Gossels made a motion to approve the Special Permit application for 59 Union Avenue as submitted. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Amendments to Special Permit Application Form

There was no discussion regarding this topic at the meeting and the members of the Zoning Board of Appeals agreed to discuss it at a future meeting.

Approve Meeting Minutes from July 12, 2021

Mr. Gossels made a motion to approve the minutes of July 12, 2021 as amended. Ms. Pincus 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 indicated he had nothing to report on this matter.

Mr. Riepe made a motion to adjourn the meeting. Mr. Gossels 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 9:32 PM.