



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, November 8, 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.

1. CONTINUED Public Hearing, Case 21-25 – Michael Patti, Applicant, and Andrew Kramer, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install an approximately 56 square foot façade sign on the east side of the building at **215 Boston Post Road**, Assessor's Map K10-0007, Business-16 Zoning District.
2. CONTINUED Public Hearing, Case 21-26 – Michael Collins, Applicant and Owner, seeks to appeal the Building Inspector's determination in a letter dated July 28, 2021 under the provisions of MGL Chapter 40A, Sections 13 and 14, and Sections 1330 and 6100 of the Town of Sudbury Zoning Bylaw regarding the pre-existing nonconforming protection status of the property at **504 Hudson Road**, Assessor's Map F04-0122, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
3. Public Hearing, Case 21-30 – Maillet & Son Inc., Applicant, and Gloria Hughes, Owner, seek 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 1,486 square foot single-family dwelling and construct an approximately 2,256 square foot single-family dwelling at **63 Pratts Mill Road**, Assessor's Map H06-0402, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 21-31 – Town of Sudbury, Applicant and Owner, seeks a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2620, Appendix B, Table of Dimensional Requirements and 6130 of the Town of Sudbury Zoning Bylaw from the minimum front yard setback requirement at **40 Fairbank Road**, Assessor's Map F06-0001, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. The Coolidge at Sudbury – Phase 2 Comprehensive Permit, 187 Boston Post Road – Performance Bond Release Request
6. Amendments to Zoning Board of Appeals Application Forms.
7. Approve Meeting Minutes from October 4, 2021.
8. 2022 Meeting Schedule.
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.