



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, December 13, 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/81668963321>

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: 816 6896 3321

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. *****Application will be Withdrawn Without Prejudice*****

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 21-29 – James & Sarah Kelly, 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 **19 Oakwood Avenue**, Assessor's Map F04-0232, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

3. RE-ADVERTISED 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 2,963 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 21-32 – Alexander Automotive Service, Inc., Applicant, and Testworks Revocable Trust, Owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2430, 2620, Appendix B, Table of Dimensional Requirements, and 6130 of the Town of Sudbury Zoning Bylaw to increase an existing nonconforming setback requirement at **316 Boston Post Road**, Assessor's Map K09-0405, Village Business-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
5. Public Hearing, Case 21-33 – Stephen Nace and Shelly Chin, 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 **79 Brimstone Lane**, Assessor's Map L04-0603, Single Residential C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
6. Public Hearing, Cases 21-34, 21-35, 21-36, and 21-37 – Herb Chambers 43 Braintree Street, LLC, Applicant and Owner, seeks Special Permits under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Uses 12 (Case 21-34), 13 (Case 21-35), 14 (Case 21-36), and 25 (Case 21-37), and 6200 of the Town of Sudbury Zoning Bylaw to operate a motor vehicle sales and rental, general and body repair, and light service facility over 20,000 square feet in size at **141 Boston Post Road**, Assessor's Map L11-0019, Industrial-4 Zoning District.
7. Amendments to Zoning Board of Appeals Application Forms.
8. Approve Meeting Minutes from November 8, 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.