



Town of Sudbury

Zoning Board of Appeals

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REVISED AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, January 10, 2022 at 7:00 PM
Virtual Meeting
Joint Meeting with the Earth Removal Board

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:

Here are the meeting details for residents to participate in this meeting.

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

<https://us02web.zoom.us/j/88287420324>

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: 882 8742 0324

Regarding the following applications and matters:

Old Business:

1. 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.
2. *****Case will be Immediately Continued with No Discussion to February 7, 2022*****
CONTINUED 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.

New Business:

3. Public Hearing, Case 22-1 – I.D. Sign Group, Inc., Applicant, and Wellyn Inc. c/o Gravestar, Inc., Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261.a, 3265B, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to replace/modify existing signage at **507 Boston Post Road**, Assessor's Map K07-0005, Limited Business-2 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 22-2 – Christy Clark and Christopher Durall, Applicants and Owners, seek the renewal of Special Permit 18-39 under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a home business (private psychotherapy) at **14 Hayden Circle**, Assessor’s Map K05-0308, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Public Hearing, Case 22-3 – Jeanne Rosier Smith, Applicant and Owner, seeks the renewal of Special Permit 17-33 under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a home business (art studio/workshops) at **131 Bent Road**, Assessor’s Map J05-0303, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
6. Public Hearing, Case 22-4 – Maillet & Son, Inc., Applicant and Owner, seeks to amend Special Permit 20-26 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to change from a one door garage to a two door garage, add a portico over the front door, change the siding material on the garage, remove one window on the rear of the dwelling, and other modifications at **34 Barton Drive**, Assessor’s Map G05-0135, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

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

Public Hearing, Case 22-5 – Jennifer and Thomas Tocci, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, and 6200 of the Town of Sudbury Zoning Bylaw to operate a kennel at **849 Concord Road**, Assessor’s Map D11-0204, Single Residence A-1 Zoning District.

8. Zoning Board of Appeals and Earth Removal Board Reorganizations.
9. Approval of the 2021 Annual Reports for the Zoning Board of Appeals and Earth Removal Board.
10. Review and Vote on Rules and Regulations – Earth Removal Board.
11. Review and Vote on Rules and Regulations – Zoning Board of Appeals.
12. Review and Vote on Supplemental Rules for Comprehensive Permits.
13. Vote to Approve Warrant Article: Zoning Board of Appeals Revolving Fund.
14. Interviews with Candidates for Zoning Board of Appeals Associate Member and Earth Removal Board Member Positions.
15. Amendments to Zoning Board of Appeals Application Forms.
16. May 2022 Meeting Date.
17. Approve Meeting Minutes from December 13, 2021.
18. 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.