



# Town of Sudbury

## Zoning Board of Appeals

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

### **REVISED #2** AGENDA

**Monday, February 7, 2022**

**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/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. 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. Amendments to Zoning Board of Appeals Application Forms.
4. Interview with and Recommendation for Candidate for Zoning Board of Appeals Associate Member Position.

5. Public Hearing, Case 22-7 – Alan and Gloria Avila, 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 **153 Pratts Mill Road**, Assessor's Map H05-0024, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 22-8 – Sudbury Water District, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §B, Use 9 and 6200 of the Town of Sudbury Zoning Bylaw to construct an approximately 2,000 square foot building to be used as a PFAS treatment facility, with associated improvements including landscaping, at **199 Raymond Road**, Assessor's Map L08-0001, Single Residence A-1, Water Resource Protection Overlay District Zone II, and Wireless Services Overlay Zoning Districts.
7. Public Hearing, Case 22-9 – Salim Kassouf, Kassouf Management, and Honey Dew, Applicants, and 29 Hudson Road LLC, Owner, seek the renewal of Special Permit 17-32 under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261.a), 3290, and 6200 of the Town of Sudbury Zoning Bylaw to maintain an existing business sign at **29-2 Hudson Road**, Assessor's Map H09-0002, Limited Business-5 and Water Resource Protection Overlay District Zone III Zoning Districts.
8. Approve Meeting Minutes from December 13, 2021 and January 10, 2022.
9. Administrative Report.
10. Executive Session: Vote to enter Executive Session pursuant to Exemption 3 (M.G.L. Chapter 30A, §21(a)(3)) – To discuss strategy with respect to litigation regarding the Decision of the Zoning Board of Appeals Denying Janet L. Pitzi, et al's Administrative Appeal re: 113 Haynes Road and then vote to end Executive Session and not return to Open Session.

*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.*