



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

AGENDA

Monday, April 4, 2022

7:00 PM

Virtual Meeting

Pursuant to Chapter 22 of the Acts of 2022, 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

Regarding the following applications and matters:

Old Business:

1. 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.
2. CONTINUED Public Hearing, Case 22-10 – Dror Pockard and Liora Peretz-Pockard, 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 Zoning Bylaw to operate a kennel at **83 Silver Hill Road**, Assessor's Map D08-0318, Single Residence A-1 Zoning District.
3. CONTINUED Public Hearing, Case 22-12 – Roy and Yelena Cashion, Applicants, and Amy Ferguson Heidke, Owner, seek the renewal of Special Permit 14-31 under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw for an Accessory Dwelling Unit at **51 Powder Mill Road**, Assessor's Map B07-0029, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

New Business:

4. Amendments to Zoning Board of Appeals Application Forms.

5. Public Hearing, Case 22-14 – Mustang Development Advisors, Inc., Applicant and Owner, seeks to amend Special Permit 21-23 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to modify window sizes, orientations, and locations at **34 Greenwood Road**, Assessor's Map C07-0107, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 22-15 – Joseph McGill and Kaffee Kang, Applicants and Owners, seek to amend Special Permit 95-60 under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to modify the conditions associated with the Accessory Dwelling Unit at **96 Old Garrison Road**, Assessor's Map J04-0015, Wayside Inn Historic Preservation and Water Resource Protection Overlay District Zone III Zoning Districts.
7. Public Hearing, Case 22-16 – Lafuente Sign and Awning, Applicant, and Wellyn, Inc. c/o Gravestar, Inc., Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3261.A, 3262, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for approval of existing signage at **505–525 Boston Post Road**, Assessor's Map K07-0005, Limited Business 2 and Water Resource Protection Overlay District Zone II Zoning Districts.
8. Approve Meeting Minutes from March 7, 2022.
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.