



# Town of Sudbury

## Zoning Board of Appeals

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### **REVISED AGENDA**

**Monday, March 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/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. **\*\*\*Case will be Immediately Continued with No Discussion to April 4, 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.
2. CONTINUED 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.

#### **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. **\*\*\*Case will be Immediately Continued with No Discussion to April 4, 2022\*\*\***  
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.
6. Public Hearing, Case 22-11 – Marek Mizeracki, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2245, 2460B, and 6200 of the Town of Sudbury Zoning Bylaw to demolish an approximately 840 square foot single-family dwelling and construct an approximately 2,200 square foot single-family dwelling at **4 Confidence Way**, Assessor's Map K09-0003, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
7. 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.
8. Public Hearing, Case 22-13 – Charlie and Samantha Karustis, Applicants and Owners, seek 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 side yard setback requirement to construct a detached garage at **5 Candlewood Circle**, Assessor's Map H08-0031, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
9. Approve Meeting Minutes from February 7, 2022.
10. 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.*