



# Town of Sudbury

## Zoning Board of Appeals

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### **REVISED AGENDA**

**Monday, May 9, 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. **\*\*\*Case will be Immediately Continued with No Discussion to June 6, 2022\*\*\***  
CONTINUED 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.
3. Amendments to Zoning Board of Appeals Application Forms.

#### **New Business:**

4. Public Hearing, Case 22-17 – Jamison Dulude, Applicant and Owner, seeks 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 to add a covered front porch at **11 Hop Brook Lane**, Assessor's Map G05-0413, Single Residence A-1 and Water Resource Protection Overlay Districts Zone II & III Zoning Districts.

5. Public Hearing, Case 22-18 – Manpreet Bal, Applicant and Owner, seeks 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 **24 July Road**, Assessor’s Map F06-0608, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 22-19 – Kathleen and David DelPrete, 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 dog kennel at **65 Wagonwheel Road**, Assessor’s Map M09-0320, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
7. Public Hearing, Case 22-20 – Kathleen and David DelPrete, 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 **65 Wagonwheel Road**, Assessor’s Map M09-0320, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
8. Public Hearing, Case 22-21 – Carole Westcott, Applicant and Owner, seeks a Special Permit 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 **4 Lake Shore Drive**, Assessor’s Map F04-0503, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
9. Interviews with and Recommendations for Candidates for Zoning Board of Appeals Associate Member Positions and Earth Removal Board Positions.
10. Approve Meeting Minutes from April 4, 2022.
11. 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.*