



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, July 11, 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. *****Case will be Immediately Continued with No Discussion to August 1, 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.
2. CONTINUED Public Hearing, Case 22-23 – 15 Longfellow Road, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish a pre-existing nonconforming single-family dwelling and construct a larger single-family dwelling at **15 Longfellow Road**, Assessor's Map C07-0103, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

New Business:

3. Public Hearing, Case 22-24 – Marcel Maillet, Applicant, and Joan Green, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2445 and 6200 of the Town of Sudbury Zoning Bylaw to reduce the size of a pre-existing nonconforming lot at **89 Butler Road**, Assessor's Map F05-0721, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 22-25 – Samantha Biggins, Applicant, and Tom and Gretchen Biggins, 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 **6 Whitetail Lane**, Assessor’s Map F10-0310, Single Residence A-1 Zoning District.
5. Public Hearing, Case 22-26 – Red Barn Dog Ops, LLC., Applicant, and Sudbury Crossing Station, LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, 2400, 4240, and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **435 Boston Post Road** (space 421), Assessor’s Map K08-0004, Limited Business-6 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Discussion regarding Possible Amendments to the Village Business Zoning District.
7. Approve Meeting Minutes from June 6, 2022.
8. 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.