



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, August 1, 2022

7:00 PM

Virtual Meeting

Pursuant to Chapter 107 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 October 3, 2022*****
CONTINUED Public Hearing, Case 22-13 – Charlie and Samantha Karustus, 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.
3. CONTINUED 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.

New Business:

4. Public Hearing, Case 22-27 – JBJS Charles LLC c/o Jonatas Storck, 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 **58 Massasoit Avenue**, Assessor's Map K09-0425, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Public Hearing, Case 22-28 – Town of Sudbury, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2420, 2600, 2620, and 6200 of the Town of Sudbury Zoning Bylaw to alter a pre-existing non-conforming structure (Fire Station #2) at **540 & 550 Boston Post Road**, Assessor's Maps K07-0012 and K07-0026, Limited Industrial-1, Mixed-Use Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.
6. *****Case will be Immediately Continued with No Discussion to October 3, 2022*****
Public Hearing, Case 22-29 – Jay Gigliotti, Airosmith Development, Applicant, and American Tower Corporation and Sudbury Research Center, LLC, Owners, seek to amend Special Permit 21-22 under the provisions of MGL Chapter 40A, Section 9, and Sections 4300, 4350, and 6200 of the Town of Sudbury Zoning Bylaw to modify a wireless communications facility at **142 North Road**, Assessor's Map C11-0300, Research-1, North Road Residential Overlay District, and Water Resource Protection Overlay District Zones II & III Zoning Districts.
7. Discussion regarding Possible Amendments to the Village Business Zoning District.
8. Approve Meeting Minutes from July 11, 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.