



Town of Sudbury

Zoning Board of Appeals

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MINUTES

JUNE 6, 2022 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jonathan Gossels, Jennifer Pincus, and Nancy Rubenstein

Zoning Board of Appeals Members Absent: Associate Jeff Rose

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the meeting at 7:01 PM by noting the presence of a quorum. He then asked Mr. Riepe to read the legal notice as published in the newspaper into the record, which noted the following Zoning Board of Appeals applications and opened all of the public hearings listed below.

Mr. Riordan noted the requirements for Special Permits and Variances as discussed in the Zoning Bylaw.

Old Business:

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

Ms. Pincus made a motion to continue the public hearing for the Variance application for 5 Candlewood Circle to the Zoning Board of Appeals meeting on July 11, 2022. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

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

Mr. Gossels made a motion to accept the Applicant’s request to withdraw without prejudice the Variance application for 11 Hop Brook Lane. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

New Business:

Public Hearing, Case 22-22 – FASTSIGNS of Waltham c/o Carol Fournier, Applicant, and Parsons Commercial Group, Inc. c/o Jason Blackburn, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3261.b, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to replace/modify existing facade signage at 416 Boston Post Road, Assessor's Map K08-0079-0-B, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts

Applicant Carol Fournier was in attendance to discuss the application with the Zoning Board of Appeals. She indicated the proposed signage was intended to be cohesive with the existing signage on the building.

Ms. Rubenstein noted the Design Review Board's recommendation for the design of the signage which called for removing the border. Ms. Fournier indicated the border was part of the business logo and the beveled design of the sign was consistent with the other signage on the façade of the building. She also stated the tenant and landlord had both agreed the sign content would be suitable for the building.

There was then discussion as to whom the permit was going to be issued to and which entity would not need to return to the Zoning Board of Appeals should changes to the sign face area be made such as lettering, font, coloring, and symbols/logos, so long as the size of the sign remained the same.

Mr. Riordan made a motion to approve the Special Permit application for 416 Boston Post Road as submitted with the following conditions:

- The Special Permit is limited to the Applicant and Concierge Real Estate, and is non-transferable.
- The Applicant and Concierge Real Estate are not required to return to the Zoning Board of Appeals for changes to the sign face area such as lettering, font, coloring, and symbols/logos, so long as the size of the sign remains the same.

Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

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

Mr. Duchesneau stated he had seen developer Ben Maiden earlier in the meeting on the Zoom, but currently there was no one in attendance to discuss the application with the Zoning Board of Appeals. Mr. Duchesneau then indicated Mr. Maiden had contacted the Planning & Community Development Department earlier and stated they would be requesting a continuance of the matter to the July 11, 2022 Zoning Board of Appeals meeting in order to revise their proposed plans.

Mr. Riepe made a motion to continue the public hearing for the Special Permit application for 15 Longfellow Road to the Zoning Board of Appeals meeting on July 11, 2022. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Interviews with and Recommendations for Candidates for Zoning Board of Appeals Associate Member Positions and Earth Removal Board Positions

Mr. Gossels made a motion to recommend to the Select Board that William Ray be reappointed to the Zoning Board of Appeals as an Associate Member and to the Earth Removal Board as a Full Member, both for a term of one (1) year. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Approve Meeting Minutes from May 9, 2022

Mr. Gossels made a motion to approve the minutes from May 9, 2022. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Discussion regarding Possible Alternative Future Meeting Schedule

After some discussion by the Zoning Board of Appeals, it was determined the Director of Planning & Community Development would coordinate with the Chair on an as needed basis in order to determine if more than one meeting would be needed in a particular month to address all of the applications and matters on the agenda.

Administrative Report

Mr. Duchesneau mentioned the second Historic Preservation Plan Public Forum would be held on June 23, 2022. He also indicated Public Hearing Notice fees would possibly be increasing in the near future in order to cover the rising costs to run them in hard copy print newspapers.

Mr. Gossels made a motion to adjourn the meeting. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye. The meeting was adjourned at 8:12 PM.