



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, October 3, 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 November 14, 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. *****Case will be Immediately Continued with No Discussion to November 14, 2022*****
CONTINUED 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.
3. *****Case will be Immediately Continued with No Discussion to November 14, 2022*****
CONTINUED 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.

4. CONTINUED Public Hearing, Case 22-32 – Mustang Development Advisors, Inc. c/o Alex Hathaway, Applicant and Owner, seeks a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2450, 2620, Table of Dimensional Requirements, Appendix B, and 6130 of the Town of Sudbury Zoning Bylaw from the minimum lot frontage requirement to re-establish the ability to inhabit an abandoned residential property at **29 Stone Road**, Assessor's Map K05-0024, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

New Business:

5. *****Case will be Immediately Continued with No Discussion to November 14, 2022***** Public Hearing, Case 22-35 – CRJ Roadside Service LLC, Applicant, and John and Kendra Warren, and Christopher Reedy, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Table of Principal Use Regulations, Part C, Uses 13 and 14, 2400, 4240, and 6200 of the Town of Sudbury Zoning Bylaw to establish an automotive towing and repair operation at **1 Union Avenue**, Assessor's Map K08-0070, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 22-36 – Metro Sign & Awning c/o John Peterson, Applicant, and 616 Boston Post Road LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3264, 3265, 3265A, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install new signage at **616 Boston Post Road**, Assessor's Map K06-0012, Limited Business-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
7. Public Hearing, Case 22-37 – Richard Albee, 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 from the minimum front yard setback requirement to expand a garage at **5 Hunt Road**, Assessor's Map E09-0129, Single Residence A-1 Zoning District.
8. Discussion regarding Possible Zoning Bylaw Amendment to Prohibit the Sales, Assembly, and/or Manufacturing of Firearms and/or Components Thereof, Ammunition, and Explosives.
9. Approve Meeting Minutes from September 12, 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.