



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, September 12, 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. 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.
2. 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.
3. *****Case will be Immediately Continued with No Discussion to October 3, 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.

New Business:

4. Public Hearing, Case 22-30 – 631 Medical Office LLC, Applicant and Owner, seeks the renewal of Special Permit 21-18 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Table of Principal Use Regulations, Appendix A, Part C, Use 18, and 6200 of the Town of Sudbury Zoning Bylaw to renew the permit to operate a medical center or clinic at **631 Boston Post Road**, Assessor's Map K06-0502, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Public Hearing, Case 22-31 – Paul Matto, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2445, and 6200 of the Town of Sudbury Zoning Bylaw to alter a pre-existing non-conforming structure at **47 Hickory Road**, Assessor's Maps K05-0184, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. *****Case will be Immediately Continued with No Discussion to September 19, 2022*****
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.
7. *****Case will be Immediately Continued with No Discussion to September 19, 2022*****
Public Hearing, Case 22-33 – Darin Evans, 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 **150 Concord Road**, Assessor's Map J09-0015, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
8. *****Case will be Immediately Continued with No Discussion to September 19, 2022*****
Public Hearing, Case 22-34 – Methods Machine Tools Inc., Applicant, and Macot Realty Trust, Owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 3120, 4240, 6130, and 6200 of the Town of Sudbury Zoning Bylaw from the minimum parking requirements to establish a business or professional office at **64 Union Avenue**, Assessor's Map K08-0046, Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.
9. Discussion regarding Possible Amendments to the Village Business Zoning District.
10. Approve Meeting Minutes from August 1, 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.