



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

AGENDA

Monday, September 19, 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 22-32 – 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.
2. CONTINUED 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.
3. CONTINUED 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.

4. Discussion regarding Possible Amendments to the Village Business Zoning District.

5. 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.