



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, November 14, 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:

- 7:05 PM 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.
- 7:06 PM *****Case will be Immediately Continued with No Discussion to December 12, 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.
- 7:07 PM *****Application will be Withdrawn Without Prejudice*****
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.

7:08 PM *****Case will be Immediately Continued with No Discussion to December 12, 2022*****

CONTINUED 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.

New Business:

7:10 PM Public Hearing, Case 22-38 – Camp Sewataro, LLC, Applicant, and Town of Sudbury, Owner, seek to renew and amend Special Permit 20-01 under the provisions of MGL Chapter 40A, Section 9, and Sections 2140 and 6200 of the Town of Sudbury Zoning Bylaw to increase the number of campers from 650 to 700 at **1 Liberty Ledge**, Assessor's Map C08, Lots 113-117, 119-121, 138-140, 142, 144-152, 154, 163, 164, and 502; Assessor's Map C09-0165; and Assessor's Map D08-0523 and 0524; Single Residence A-1 Zoning District.

7:40 PM Public Hearing, Case 22-39 – Lee and Christina Greenberg, Applicants and Owners, seek 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 **63 Barton Drive**, Assessor's Map G04-0118, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

8:00 PM Public Hearing, Case 22-40 – Lisa Venuto, 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 **33 Stonebrook Road**, Assessor's Map J06-0311, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

8:30 PM Public Hearing, Case 22-41 – Andrew Clark c/o Expose Signs and Graphics, Inc., Applicant, and The Apartments at Cold Brook Crossing, Owner, seek to amend Special Permits 20-12 and 21-27 under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3259, 3259A, 3270, 3271, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for additional signage at **435 Cold Brook Drive**, Assessor's Map C12-0101, Research-1, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.

9:05 PM Public Hearing, Case 22-42 – Jessica Cerullo Merrill and David Merrill, Applicants and Owners, seek 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 **14 Basswood Avenue**, Assessor's Map F04-0321, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

Untimed Items:

1. Approve Meeting Minutes from September 19, 2022 and October 3, 2022.
2. 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.