



# Town of Sudbury

## Zoning Board of Appeals

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### MINUTES

SEPTEMBER 19, 2022 AT 7:00 PM

### VIRTUAL MEETING

**Zoning Board of Appeals Members Present:** Chair John Riordan, Clerk Frank Riepe, Jonathan Gossels, Jennifer Pincus, and Associate Jeff Rose

**Zoning Board of Appeals Members Absent:** Nancy Rubenstein

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

Mr. Riordan opened the meeting at 7:00 PM by noting the presence of a quorum. Mr. Riepe then 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 22-32 – 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**

Applicants and Owners Alex Hathaway and Michael Jarvis were in attendance to discuss the application with the Zoning Board of Appeals.

Mr. Hathaway stated the property had been abandoned, and there was a desire to demolish the existing structure and rebuild a new home that was more desirable. He explained the proposed location of the new structure and also reviewed the proposed plans for the building. Mr. Hathaway noted the new driveway location was intentional in order to not disturb the neighboring dwellings and horses.

There was discussion regarding the number of rooms in the proposed dwelling and the source of heating.

Matthew Siciliano of 1 Washington Drive called in regarding the lot line closest to his property line.

Ms. Pincus made a motion to continue the public hearing for the Variance application for 29 Stone Road to the Zoning Board of Appeals meeting on October 3, 2022. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye.

**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**

Applicant and Owner Darin Evans was in attendance to discuss the application with the Zoning Board of Appeals. He noted there was currently a finished space above the garage that would need a bathroom and a kitchenette for their parents to have their own separate space.

Mr. Rose made a motion to approve the Special Permit application for 150 Concord Road as presented. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye.

**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**

Peter Bemis was in attendance to discuss the application with the Zoning Board of Appeals. He indicated an assessment had been conducted regarding the parking requirements and there were not enough spaces required for the new proposed use of the building.

There was discussion regarding the parking limits and potential building use changes.

Mr. Riordan made a motion to approve the 37-space parking Variance application for 64 Union Avenue. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye.

Mr. Gossels made a motion to approve the Special Permit application for 64 Union Avenue. Mr. Rose seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye.

**Discussion regarding Possible Amendments to the Village Business Zoning District**

Mr. Riepe provided a report out from his attendance at the Planning Board meeting on September 14, 2022 where this matter was discussed. Mr. Duchesneau noted the proposed Zoning Bylaw amendment to prohibit the sales, assembly, and/or manufacturing of firearms and/or components thereof, ammunition, and explosives had made the short list of items the Planning Board was considering bringing to the May 2023 Annual Town Meeting.

Mr. Riepe made a motion to request Town staff send the proposed Zoning Bylaw amendment to prohibit the sales, assembly, and/or manufacturing of firearms and/or components thereof, ammunition, and explosives to Town Counsel for review. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye.

**Administrative Report**

There were no topics discussed under this item.

Mr. Gossels made a motion to adjourn the meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Rose – Aye. The meeting was adjourned at 11:53 PM.