



Town of Sudbury

Zoning Board of Appeals

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REVISED AGENDA

Monday, December 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:

- 7:05 PM *****Application will be Withdrawn Without Prejudice*****
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 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.
- 7:26 PM 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.
- 7:27 PM CONTINUED 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.

7:47 PM CONTINUED 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.

New Business:

8:10 PM Public Hearing, Case 22-44 – Stephen Nace and Shelly Chin, Applicants and Owners, seek to renew Special Permit 21-33 under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise chickens at **79 Brimstone Lane**, Assessor's Map L04-0603, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

8:30 PM Public Hearing, Case 22-45 – Station Road Auto Body & Garage, Inc., Applicant, and George Sherman and Stephen Jones, Owners, seek to renew Special Permit 15-42 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Uses 12, 13, and 14, and 6200 of the Town of Sudbury Zoning Bylaw to operate a motor vehicle sales and rental, general and body repair, and light service facility at **40 Station Road**, Assessor's Map K08-0040, Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.

8:50 PM Public Hearing, Case 22-46 – Herb Chambers Boston Post Road, Inc., d/b/a Herb Chambers BNW of Sudbury, Applicant, and Herb Chambers 130 Boston Post Road LLC, Owner, seek to amend Special Permits 17-6, 17-7, 17-8, and 17-9 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Uses 12, 13, 14, and 25, and 6200 of the Town of Sudbury Zoning Bylaw to enclose an approximately 1,150 square foot roofed area, replace cladding, and install new finishes at **68 Old County Road**, Assessor's Map K11-0004, Industrial-11, Single Residence A-1, and Single Residence C-2 Zoning Districts.

Untimed Items:

1. Approve Meeting Minutes from November 14, 2022.
2. 2023 Meeting Dates.
3. 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.