



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, January 9, 2023

7:00 PM

Virtual Meeting

Joint Meeting with the Earth Removal Board

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:

7:30 PM *****Case will be Immediately Continued with No Discussion to February 6, 2023*****

CONTINUED Public Hearing, Case 22-37 – Richard Albee, Applicant and Owner, seeks 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 front yard setback requirement to expand a garage at **5 Hunt Road**, Assessor's Map E09-0129, Single Residence A-1 Zoning District.

7:31 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.

New Business:

8:00 PM Public Hearing, Case 23-01 – Alex Hathaway of Mustang Development Advisors, Inc, Applicant and Owner, seeks to amend Variance 22-32 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 to modify the location of a proposed single-family dwelling with regard to the minimum lot frontage requirement at **29 Stone Road**, Assessor's Map K05-0024, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

8:15 PM Public Hearing, Case 23-02 – Saxton Sign Corp., Applicant, and RG Sudbury LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3264, 3265, 3265B, 3266, 3280, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for signage modifications at **407 Boston Post Road**, Assessor's Map K08-0007, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

Untimed Items:

1. Zoning Board of Appeals and Earth Removal Board Reorganizations.
2. Approval of the 2022 Annual Reports for the Zoning Board of Appeals and Earth Removal Board.
3. Review and Vote on Rules and Regulations – Earth Removal Board.
4. Approve Earth Removal Board Meeting Minutes from November 1, 2022.
5. Review and Vote on Rules and Regulations – Zoning Board of Appeals.
6. Review and Vote on Supplemental Rules for Comprehensive Permits.
7. Vote to Approve Warrant Article: Zoning Board of Appeals Revolving Fund.
8. Amendments to Zoning Board of Appeals Application Forms.
9. Approve Zoning Board of Appeals Meeting Minutes from December 12, 2022.
10. 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.