



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

**Monday, February 6, 2023**

**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/88287420324>

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: 882 8742 0324

Regarding the following applications and matters:

#### **Old Business:**

- 7:00 PM **\*\*Case will be Immediately Continued with No Discussion to March 6, 2023\*\***  
CONTINUED 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.
- 7:01 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.
- 7:25 PM 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.

**New Business:**

7:45 PM Public Hearing, Case 23-04 – Town of Sudbury, 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 at **40 Fairbank Road**, Assessor's Map F06-0001, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

8:00 PM Public Hearing, Case 23-05 – Nitin and Nidhi John, 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 front yard setback requirement at **147 Haynes Road**, Assessor's Map D09-0103, Single Residence A-1 Zoning District.

**Untimed Items:**

1. Approve Zoning Board of Appeals Meeting Minutes from December 12, 2022 and January 9, 2023
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.*