



Town of Sudbury

Zoning Board of Appeals

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

AGENDA

Monday, April 3, 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/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

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Old Business:

7:00 PM *****Case will be Immediately Continued with No Discussion to May 8, 2023*****

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.

7:01 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.

7:15 PM 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.

7:30 PM CONTINUED Public Hearing, Case 23-12 – Red Bear, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2420, 4250, and 6200 of the Town of Sudbury Zoning Bylaw to alter a pre-existing nonconforming building and use (restaurant) at **694 Boston Post Road**, Assessor's Map K05-0017, Business-6, Single Residence A-1, and Water Resource Protection Overlay District Zone III Zoning Districts.

New Business:

7:45 PM Public Hearing, Case 23-13 – Peter Cramer and Ada Vassilovski, Applicants and Owners, seek to renew Special Permit 16-26 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 **40 Singletary Lane**, Assessor's Map K09-0123, Single Residence A-1 Zoning District.

7:50 PM Public Hearing, Case 23-14 – Ellen Hsu-Hung, Applicant and Owner, seeks to renew Special Permit 19-10 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 **19 Raymond Road**, Assessor's Map M08-0203, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

7:55 PM Public Hearing, Case 23-15 – Sudbury Point Grill, Inc., Applicant, and Alexandre Nunes Alvarenga, Owner, and seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3265B, 3266, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for signage modifications at **120 Boston Post Road**, Assessor's Map K11-0007, Business-1 Zoning District.

8:10 PM Public Hearing, Case 23-16 – Grassroots Performance Training, LLC, Applicant, and Tucker Properties, LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 22 and 6200 of the Town of Sudbury Zoning Bylaw to operate an indoor commercial recreation use at **75, 81, & 83 Union Avenue**, Assessor's Map K08-0050, Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from February 6, 2023 and March 6, 2023.
2. Designation of Member to Serve on Housing Production Plan Working Group.
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.