



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, March 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/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:

- 7:00 PM *****Case will be Immediately Continued with No Discussion to April 3, 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 *****Case will be Immediately Continued with No Discussion to April 3, 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.
- 7:02 PM *****Case will be Immediately Continued with No Discussion to April 3, 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.

New Business:

- 7:03 PM Public Hearing, Case 23-06 – Kamal Hadidi, Applicant and Owner, seeks to renew Special Permit 20-25 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 **101 River Road**, Assessor's Map K11-0201, Single Residence A-1 and Single Residence C-2 Zoning Districts.
- 7:10 PM Public Hearing, Case 23-07 – Maura Carty, Applicant and Owner, seeks to renew Special Permit 21-12 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 **15 Stonebrook Road**, Assessor's Map J06-0314, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
- 7:15 PM Public Hearing, Case 23-08 – Tails by the Wayside c/o Heather Clement, Applicant and Owner, seeks to renew Special Permit 17-03 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **882 Boston Post Road**, Assessor's Map L04-0001, Wayside Inn Historic Preservation and Water Resource Protection Overlay District Zone III Zoning Districts.
- 7:25 PM Public Hearing, Case 23-09 – Sherri Lowery, Applicant and Owner, seeks to renew Special Permit 20-20 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 **38 Haynes Road**, Assessor's Map D09-0024, Single Residence A-1 Zoning District.
- 7:30 PM Public Hearing, Case 23-10 – Seth and Noelle Gold, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a home business (fitness studio) at **62 Peakham Road**, Assessor's Map K04-0620, Wayside Inn Historic Preservation and Water Resource Protection Overlay District Zone III Zoning Districts.
- 7:45 PM Public Hearing, Case 23-11 – Gail McNeill, Applicant and Owner, seeks to renew Special Permit 13-30 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313, and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at **21 Union Avenue**, Assessor's Map K08-0090, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.
- 7:55 PM 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.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from February 6, 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.