



Town of Sudbury

Zoning Board of Appeals

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REVISED AGENDA

Monday, May 8, 2023

7:00 PM

Virtual Meeting

Pursuant to Chapter 2 of the Acts of 2023, 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 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.

7:15 PM *****Case will be Immediately Continued with No Discussion to June 5, 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.

New Business:

- 7:16 PM Public Hearing, Case 23-17 – Anna Veloutsos, Applicant and Owner, seeks to renew Special Permit 21-07 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 **47 Great Road**, Assessor’s Map C07-0011, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
- 7:20 PM Public Hearing, Case 23-18 – Amy Murray, Applicant, and Greg Parzych of Durosa, LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261.a, 3290, and 6200 of the Town of Sudbury Zoning Bylaw for signage modifications at **23 Union Avenue**, Assessor’s Map K08-0091, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.
- 7:35 PM Public Hearing, Case 23-19 – Metrolube Realty LLC, Applicant, and 86-92 BPR, LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 14, and 6200 of the Town of Sudbury Zoning Bylaw to operate a motor vehicle light service establishment at **86-92 Boston Post Road**, Assessor’s Map K11-0011, Business-1 Zoning District.
- 7:50 PM Public Hearing, Case 23-20 – Ben Slayden of Carmyn Inc., Applicant, and MKL Union LLC, Owner, seek to appeal the Building Inspector’s determination in a letter dated March 16, 2023 under the provisions of MGL Chapter 40A, Sections 13 and 14, and Sections 1330, 4242.e, and 6100 of the Town of Sudbury Zoning Bylaw regarding the interpretation of petroleum, fuel oil, and heating oil bulk stations and terminals for the property at **80 Union Avenue**, Assessor’s Map K08-0047, Industrial-2 and Water Resource Protection Overlay District Zone II and III Zoning Districts.

Untimed Items:

1. **Zoning Amendment Bylaw Regarding Gun Sales, Manufacturing, Etc. – 2023 Town Meeting Outcome and Next Steps, If Any.**
2. Approve Zoning Board of Appeals Meeting Minutes from March 6, 2023 and April 3, 2023.
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.