



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

**Monday, July 10, 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:**

7:05 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.

7:50 PM CONTINUED Public Hearing, Case 23-22 – James Gallagher, Applicant, and Kerri and Philip Horton, Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to add an accessory dwelling at **38 Ruddock Road**, Assessor's Map D07-0221, Residential-A Zoning District.

#### **New Business:**

8:15 PM Public Hearing, Case 23-24 – Sudbury Water District, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part B, Use 9 of the Town of Sudbury Zoning Bylaw for construction of proposed PFAS Treatment building at **100 East Street**, Assessor's Map H06-0800 and G06-0001, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

- 8:35 PM Public Hearing, Case 23-25 – Natalia Rumberg, Applicant and Owner seeks a Special Permit 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 Partridge Lane**, Assessor’s Map H03-0623, Residential-A Zoning District and Water Resource Protection Overlay District Zone II Zoning Districts.
- 8:50 PM Public Hearing, Case 23-26 – Nancy Salvin, Sudbury Rug, Applicant and Owner, seeks a Special permit under MGL Chapter 40A, Section 9, and Sections 3260, 3261A, 3265B, 3266, 3290 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at **81 Union Avenue**, Assessor’s Map K08-0050, Industrial Park and Water Resource Protection Overlay District Zone II Zoning Districts.
- 9:15 PM Public Hearing, Case 23-27 – Kathleen and David DelPrete, Applicants and Owners, seek a Special permit under MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise chickens at **65 Wagonwheel Road**, Assessor’s Map M09-0320, Single Residence A-1 Zoning District and Water Resource Protection Overlay District Zone III Zoning Districts.
- 9:50 PM Public Hearing, Case 23-28 – Travis and Ann Hoh, Applicants and Owners, seek a Special permit under MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build an accessory dwelling at **120 Powers Road**, Assessor’s Map B09-0369, Single Residence A-1 Zoning District and Water Resource Protection Overlay District Zone II Zoning Districts.
- 10:15 PM Public Hearing, Case 23-29 – Jason Gasdick and Kenneth Busch, Applicants and Owners, seek a Special permit under MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build an accessory dwelling at **137 Brimstone Lane**, Assessor’s Map L04-0006, Single Residence-C and Water Resource Protection Overlay District Zone III Zoning Districts.
- 10:30 PM Public Hearing, Case 23-30 – Town of Sudbury, Applicant and Owners seek a Special permit under MGL Chapter 40A, Section 9, and Sections 3000, 3290 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at **40 Fairbank Road**, Assessor’s Map F06-00001, Single Residence A-1 Zoning District and Water Resource Protection Overlay District Zone II Zoning Districts.

*Be advised that these times are approximate and subject to change. Incomplete applications may be continued by decision of the Chair to the next regularly scheduled meeting of the Board.*

**Untimed Items:**

1. Approve Zoning Board of Appeals Meeting Minutes from June 5, 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.*