



# 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, August 7, 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:**

7:10 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.

7:55 PM CONTINUED Public Hearing, Case 23-23 – Victor Nascimento, Applicant and Owner, seeks a Special permit under MGL Chapter 40A, Section 9, and Sections 2445, 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 **328 Hudson Road**, Assessor's Map G06-0630, Business, Residential-A Industrial-2 and Water Resource Protection Overlay District Zone II Zoning Districts.

8:00 PM **\*\*\*Case will be Immediately Continued with No Discussion to September 11, 2023\*\*\***

CONTINUED 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.

8:05 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.

**New Business:**

8:20 PM Public Hearing, Case 23-31 – Robert F. Dionisi, Jr., Attorney for Stacey E. Limauro, Trustee and owner, seek to appeal the Building Inspector’s determination in a letter dated July 12, 2023 under the provisions of MGL Chapter 40A, Sections 13 and 14, and Sections 2440-2445 and 6100 of the Town of Sudbury Zoning Bylaw to issue a building permit for the construction of an open deck that would create a setback deficiency of 16’ to the rear of the property at **29 Allan Avenue**, Assessor’s Map G06-0586, Residential A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

9:00 PM Public Hearing, Case 23-32 – John Parsons, Parson Commercial Group Applicant and 33 Stonebrook Road, LLC. Owner, seek 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 construct a single-family dwelling on a pre-existing nonconforming lot at **33 Stonebrook Road**, Assessor’s Map J06-0311, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts

**Untimed Items:**

1. Discussion of Possible Bylaw amendment for Special Permit Revocation
2. Approve Zoning Board of Appeals Meeting Minutes from July 10, 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.*