



Town of Sudbury

Zoning Board of Appeals

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REVISED-AGENDA

Monday, November 6, 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 ****Case will be Immediately Continued with No Discussion to December 4, 2023****

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.

7:01 PM CONTINUED Public Hearing, Case 23-33 – Marie Mercier, Sign Design Inc. applicant and Herb Chambers owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to replace and add signage at **68 Old County Road**, Assessor's Map K11-0004, Industrial-1 Zoning Districts.

7:30 PM CONTINUED Public Hearing, Case 23-35 – Alex and Samantha Polivy, applicants and owners, seek a Variance under the provisions of MGL Chapter 40A, Section 8, and Sections 2325 and 6100 of the Town of Sudbury Zoning Bylaw to install 37'x16' pool at **34 Brimstone Lane**, Assessor's Map L04-0402, Single Residence C-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

New Business:

- 8:00** PM Public Hearing, Case 23-36 – Evan Ruppell, applicant and owner, seek 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 **28 Firecut Lane**, Assessor’s Map G04-0441, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 8:30** PM Public Hearing, Case 23-37 – Jeff Corey, applicant and owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2324, 2230 and 6200 of the Town of Sudbury Zoning Bylaw to approve long term storage container use at **333 Boston Post Road**, Assessor’s Map K09-0056, Village Business District-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 9:00** PM Public Hearing, Case 23-38 – Thomas Scensy, applicant and Philippe Gouvernet owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2421, 2422, 2440, and 6200 of the Town of Sudbury Zoning Bylaw to put a roof over front stoop in a pre-existing, non-conforming setback at **60 Windsor Road**, Assessor’s Map K10-0312, Single Residence A-1 Zoning District.
- 9:20** PM Public Hearing, Case 23-39 – Chris and Casey Friend, applicants and 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 construct a 664 sq ft accessory dwelling at **15 Linden Road**, Assessor’s Map H05-0519, Single Residence A-1 and Water Resource Protection Overlay District Zone II & III Zoning Districts

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from October 2, 2023
2. Approval of 2024 Meeting Dates
3. 8 Greenwood Road-trees
4. 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.