



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

AGENDA

Monday, April 1, 2024

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 24-04 – Maura Carty, applicant, and Sudbury Swim & Tennis Club, Inc., owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2325 and 6200 of the Town of Sudbury Zoning Bylaw to increase the number of Family Memberships from 210 to 300 at **60 Hemlock Road** (Assessor's Maps H05-0029), Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 7:20 PM CONTINUED-Public Hearing, Case 24-05 – TA Sudbury LLC, c/o Wilder Companies, applicant and owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 2600 Appendix B and 6130 of the Town of Sudbury Zoning Bylaw to approve a reduction in the required setback at **505-525 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District.
- 7:20 PM CONTINUED-Public Hearing, Case 24-06 – TA Sudbury LLC, c/o Wilder Companies, applicant and owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 3120 Table of Parking Requirements and 6130 of the Town of Sudbury Zoning Bylaw to approve a reduction in the number of required parking spaces at **505-525 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District.
- 7:20 PM CONTINUED-Public Hearing, Case 24-07 – TA Sudbury LLC, c/o Wilder Companies, applicant and owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 2230 Appendix A-Use Table and 6200 of the Town of Sudbury Zoning Bylaw to

approve a proposed drive-thru **505-525 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District.

New Business:

7:30 PM Public Hearing, Case 24-08 – Metrolube Realty, LLC, applicant, and owner seeks 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 Renew special Permit 23-19 for an extension on construction time frame at **86-92 Boston Post Road** (Assessor's Maps K11-0011), Business Zoning District.

7:40 PM Public Hearing, Case 24-09 – Herb Chambers Boston Post Road, Inc. d/b/a Herb Chambers BMW of Sudbury, applicant and Herb Chambers 130 Boston Post Road LLC seek a renew Special Permit 22-46 under the provisions of MGL Chapter 40A, Section 9, and Section 6200 of the Town of Sudbury Zoning Bylaw at **68 Old County Road**, (Assessor's Map K11-0004), Industrial-11, Single Residence A-1, and Single Residence C-2 Zoning Districts.

7:50 PM Public Hearing, Case 24-10 – Jeff Gray, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2445 and 6200 of the Town of Sudbury Zoning Bylaw to Demolish and replace garage **11 Allene Avenue**, (Assessor's Map G06-0592), Residential A-1 and Water Resource District Zoning II Zoning Districts.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from March 4, 2024
2. Administrative Report.

**Public Hearings noticed as "Immediately Continued" will not be deliberated at this meeting.*

All CONTINUED Public Hearing documents, topics for Citizens' Comments (in writing), or items for other matters must be received by 12:30 PM, 7 days in advance of the scheduled Zoning Board of Appeals.

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.