



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

MINUTES

FEBRUARY 5, 2024 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jonathan Gossels, Jennifer Pincus, Nancy Rubenstein, Associate Michael Hershberg

Zoning Board of Appeals Members Absent: Associate William Ray and Associate Jeffrey Rose

Others Present: Director of Planning, Adam Burney

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:00 PM by noting the presence of a quorum.

Mr. Riepe then read the legal notice as published in the newspaper into the record, which noted the following Zoning Board of Appeals applications and opened all of the public hearings listed below.

Mr. Riordan asked Mr. Hershberg to sit in as a full member as Ms. Rubenstein had missed the last meeting regarding case 24-02

****WITHDRAWAL WITHOUT PREJUDICE****

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.

Mr. Gossels made a motion to accept the withdrawal of the Special permit without prejudice for 328 Hudson Road. Mr. Hershberg seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Hershberg – Aye.

****WITHDRAWAL WITHOUT PREJUDICE****

Public Hearing, Case 24-03 – Dollar Tree c/o Carolyn Parker, applicant, and Phillips Edison & Company, owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3261 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at 421 Boston Post Road (Assessor's Maps K08-0004), Limited Business and Water Resource Protection Overlay District Zone II Zoning Districts.

Ms. Pincus made a motion to accept the withdrawal of the Special permit without prejudice for 421 Boston Post Road. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

CONTINUED Public Hearing, Case 24-02 – Herb Chambers MB Sudbury LLC, applicant and owner, seeks 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 install signage at 141 Boston Post Road, Assessor’s Map K11-0019, Single Residence A-1 Zoning District.

Atty Josh Fox, Rollins, Rollins and Fox, John Welch, Head of construction and development for Herb chambers and Nicole Hoffer, AGI the Sign Design Company, were present to discuss the application with the Zoning Board of appeals.

Atty Fox presented the site plan and continued to talk about the application. This case since the last meeting had been before the Design Review Board.

One sign had been scaled down and a directional parking sign added per the Design Review Boards recommendation.

There is a sign for 121 Boston Post Road on the property. The applicant/owner has agreed to keep this sign on the property owned by 141 Boston Post Road.

Mr. Riordan made a motion to approve the Special Permit application for 141 Boston Post Road to the Zoning Board of Appeals as submitted with the following conditions:

- Flag Pole Height will not to exceed 40’ with a flag not to exceed 8’x12’

Mr. Gossels seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, and Mr. Hershberg – Aye.

Approve Zoning Board of Appeals Meeting Minutes from December 4, 2023

Ms. Pincus made a motion to approve the Meeting Minutes from December 4, 2023. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, Ms. Rubenstein - Aye and Mr. Hershberg – Aye.

Administrative Report

Mr. Gossels made a motion to adjourn the meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, Ms. Pincus – Aye, Ms. - Rubenstein and Mr. Hershberg – Aye. The meeting was adjourned at 7:59 PM.