



Town of Sudbury

Zoning Board of Appeals

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MINUTES

March 4, 2024 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jennifer Pincus, and Nancy Rubenstein,

Zoning Board of Appeals Members Absent: Jonathan Gossels, Associate Michael Hershberg, Associate William Ray and Associate Jeffrey Rose

Others Present: Beth Perry, Planning and Community Development Coordinator

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:05 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.

New Business:

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.

Adrian Charest, and Lori Arthur 68 Hope still Brown Road, Membership Director Sudbury Swim and Tennis Club were available to discuss the application with the Board.

Ms. Arthur stated there is a 5 year waiting list to become a member, there are 400 families on that list.

She read some comments from staff/members regarding the decline in use.

Mr. Charest reviewed the historical usage of the club since its inception in 1967, he included the parking lot and septic usage.

Mr. Riordan asked why this request came separate from the recent request to redesign the pool.

Ms. Pincus was confused as it was stated the usage has declined and they are asking to increase membership. Ms. Arthur responded as people have memberships and can go as frequently as they want but might not be because of specific kids camps or 2 parents working and kids need different care than in the past.

She also questioned the parking during peak times and if there is a big event, Ms. Arthur responded by saying there are signs put out around the neighboring roads and some residents put out cones so their lawns will not be parked on.

Lisa Burge, 65 Hemlock Road is concerned with speeding, would like to see a speed bump, teenagers riding thru stop sign, concerned safety vehicles would not be able to get to them with the extra parking on the side streets.

Ms. Arthur said they could make sure parking only happened on one side of the road during swim meets.

Patrice Barnes, 49 Hobart Road thinks it is a good idea to increase membership.

Ms. Pincus made a motion to continue the Special Permit application for 60 Hemlock Road to the Zoning Board of Appeals meeting on April 1, 2024.

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

Public Hearing, Case 24-05, 24-06 and 24-07*– 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.

***24-05-Setback, 24-06-parking, 24-07-drive thru**

Mr. Josh Fox, Attorney- Rollins, Rollins and Fox, David Kelley, Project Engineer-Meridian Associates, Kelly Mejia, Project Architect-TPG Architecture, Bill Barnard, Classic Signs, Mark Hebert, Owner-Wilder Company were present to discuss the application with the Zoning Board of Appeals.

The plaza is dated and needs a face lift. There is a desire to construct a Chase bank that will be cohesive with the look of the surrounding complex.

The setback requirement is 35’ this proposal is 19’.

The location was determined to serve as a buffer between the road and the parking lot.

The building was designed so the ATM is not visible from the street.

The plans would take 29 parking spaces.

Mr. Riordan asked about lighting.

Mr. Riepe asked about the this being harmonious with the setback across the street there is more than a 35’ set back. Mr. Fox stated the are trying to tie the two complexes together and they are trying to shield the atm from the street.

Mr. Hebert commented that prior meetings the building was rotated 90’

Mr. Riepe doesn't think the architecture relates to anything in Sudbury.

Also concerned about the atm and back of the bank facing the other businesses. The Landscape will be screening the atm

Ms. Rubenstein asked if the monument sign would be put at the other entrance of the plaza. Mr. Hebert noted the panel sign at the other entrance has been painted white. She then commented that the signs look nothing alike. The original sign, in the future, may be changed if necessary.

Ms. Rubenstein made a motion to continue all three (3) applications for 505-525 Boston Post Road until the April 1, 2024 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Approve Zoning Board of Appeals Meeting Minutes from January 8, 2024

Ms. Pincus made a motion to approve the Meeting Minutes from January 8, 2024, as amended. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Approve Zoning Board of Appeals Meeting Minutes from February 5, 2024

Ms. Rubenstein made a motion to approve the Meeting Minutes from February 5, 2024. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Ms. Rubenstein – Aye.

Administrative Report

Town Meeting is May 6, 2024

Ms. Rubenstein made a motion to adjourn the meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Ms. Rubenstein - Aye.

The meeting was adjourned at 9:53 PM.