



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

**Monday, May 13, 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 **\*\*WITHDRAW WITHOUT PREJUDICE\*\***

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.

7:10 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 24-11 – Yuri Souza, Target Painting and Contracting, Applicant and Bill Kneeland, Knights of Columbus, Owner seek a Special Permit under the provisions of MGL

Chapter 40A, Section 9, and Sections 3265, 3265A, Chart B, and 6200 of the Town of Sudbury Zoning Bylaw for a sign at **708 Boston Post Road** (Assessor's Maps K05-0015), Business Zoning District-6, Residential A-1 and Water Resource District Zone III Zoning Districts.

7:40 PM Public Hearing, Case 24-12 – Soul of India, applicant and Dariusz Zywna, owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 3120 and 6140 of the Town of Sudbury Zoning Bylaw at **103 Boston Post Road**, (Assessor's Map K11-0016), Industrial-4 Zoning District.

7:50 PM Public Hearing, Case 24-13 – Diego Netto, EZ Help Development, LLC, applicant and Lisandro and Renana Embon owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2440 and 6200 of the Town of Sudbury Zoning Bylaw to build an addition on a pre-existing non-conforming lot at **15 Evergreen Road**, (Assessor's Map J06-0320), Residential A-1 and Water Resource District Zoning II Zoning Districts.

8:00 PM Public Hearing, Case 24-14 – Classic Signs, Inc. LLC Applicant and Paige T. Quigley, owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3261, 3262 and 6200 of the Town of Sudbury Zoning Bylaw to replace signage at **505-525 Boston Post Road**, (Assessor's Map K07-0005), Limited Business and Water Resource District Zoning II Zoning Districts.

**Untimed Items:**

1. Approve Zoning Board of Appeals Meeting Minutes from April 1, 2024
2. Approve Zoning Board of Appeals Meeting Minutes from April 25, 2024
3. Interview with Potential new member
4. 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.*