



Town of Sudbury

Zoning Board of Appeals

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REVISED-AGENDA

Monday, July 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.

Limited Non-Hearing Discussion

7:05 PM Discussion of Possible Amendment to the Zoning By Law: Permitting Commercial Firearms Sales-Frank Riepe

Old Business:

7:25 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.

7:25 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.

7:55 PM CONTINUED-Public Hearing, Case 24-17 – 57 Longfellow Road, LLC, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2400, 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish existing house and build appx 4400 sq ft house at **57 Longfellow Road**, (Assessor's

Map C07-0207), Residential A-1 and Water Resource District Zoning II Zoning Districts.

New Business:

- 8:15 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.
- 8:35 PM Public Hearing, Case 24-18 – Francisca D. Goulart and João Bitencourt, Applicants and Owners seek a Use Variance under the provisions of MGL Chapter 40A, Section 10, and Section 6140 of the Town of Sudbury Zoning Bylaw for a Use Variance to park business vehicles at **33 Douglas Drive** (Assessor’s Maps K05-0028), Residential-A Zoning and Water Resource District II Zoning Districts.
- 9:05 PM Public Hearing, Case 24-19 – Don Byrne, Applicant and Marilyn McDonald, Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313, and 6200 of the Town of Sudbury Zoning Bylaw for a Special Permit to raise chickens at **12 Trillium Way** (Assessor’s Maps E06-0602), Residential-A Zoning and Water Resource District II Zoning Districts.
- 9:20 PM Public Hearing, Case 24-20 – Amanda Miner applicant and owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 2445 and 2600, of the Town of Sudbury Zoning Bylaw to renovate and build an appx 26’ x 30’ addition at **47 Lakewood Road**, (Assessor’s Map F04-0508), Residential-A Zoning and Water Resource District Zoning III Zoning Districts.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from May 13, 2024
2. Approve Zoning Board of Appeals Meeting Minutes from June 3, 2024
3. Approve Zoning Board of Appeals Meeting Minutes from June 17, 2024
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.