



Town of Sudbury

Zoning Board of Appeals

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DRAFT MINUTES

May 13, 2024 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jonathan Gossels, Jennifer Pincus

Zoning Board of Appeals Members Absent: Nancy Rubenstein, 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 7:06 PM by noting the presence of a quorum but lacking 5 members.

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.

Old Business:

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.

Mr. Gossels made a motion to withdraw without prejudice the application for 505-525 Boston Post Road as it pertains to the required setback. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

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 2600 Appendix B and 6130 of the Town of Sudbury Zoning Bylaw to approve a reduction in the required parking at 505-525 Boston Post Road, (Assessor’s Map K07-0005, K07-0006 and L07-0014), Limited Business District.

Ms. Pincus made a motion to immediately continue application for 505-525 Boston Post Road to approve a reduction in the required parking until the June 3, 2024 meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

CONTINUED-Public Hearing, Case 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 drive thru at 505-525 Boston Post Road, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District

Ms. Pincus made a motion to immediately continue the application for 505-525 Boston Post Road to approve a drive thru until the June 3, 2024 meeting. Mr. Gossels seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye,

New Business:

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.

Yuri Souza Applicant was present to discuss the application with the board of appeals. As there is not a full board it was agreed that this application continue July.

Mr. Riordan made a motion to continue the application until the July 1, 2024 application for 708 Boston Post Road to the Zoning Board of Appeals as presented. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

Public Hearing, Case 24-12 – Soul of India, applicant and Dariusz Zywina, 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.

Dariusz Zywina owner was present to discuss the application with the Board. The board decided this application should be for a Special Permit.

Mr. Riordan made a motion to withdraw without prejudice the Variance for 103 Boston Post Road as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye, and Ms. Pincus – Aye

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.

Diego Netto applicant and Lisandro and Renana Embon owners were present to discuss the application with the board.

Mr. Netto explained that the project would make the lot non-conforming.

There was a discussion regarding light not shining on neighboring lots and vegetative screening.

Mr. Riepe made a motion to approve the Special Permit application for 15 Evergreen Road as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

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.

Atty. Josh Fox, Attorney- Rollins, Rollins, Fox, Mark Hebert, Owner- Wilder Company and Bill Benard of Classic Signs were present to discuss the application with the Zoning Board of Appeals.

Sudbury plaza is getting a face lift. All of the blade signs will be smaller than the existing. The majority of the other signs will be smaller than what was previously approved.

The new signs will be channel lite, all signs will not be replaced at this time. In the future they will all be consistent.

Susan Vollaro, Chair of the Design Review Board was present to help clarify some of the confusion on the dimensions and the channel lighting.

Mr. Riepe made a motion to approve the Special Permit application for 505-525 Boston Post Road as submitted. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

Approve Zoning Board of Appeals Meeting Minutes from April 1, 2024 and April 25, 2024

Mr. Gossels made a motion to approve the Meeting Minutes from April 1, 2024 and April 25, 2024 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels – Aye and Ms. Pincus – Aye

Interview with Potential new member

Nothing was discussed at this time

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 and Ms. Pincus – Aye

The meeting was adjourned at 10:03 PM.