



Town of Sudbury

Zoning Board of Appeals

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MINUTES

June 3, 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: 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.

Old Business:

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.

Mr. Riordan made a motion to immediately continue application for 505-525 Boston Post Road to approve a reduction in the required parking until the July 1, 2024 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels - Aye, Ms. Pincus – Aye, and Nancy Rubenstein – 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 July 1, 2024 meeting. Mr. Gossels seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels - Aye Ms. Pincus – Aye, and Nancy Rubenstein – Aye

New Business:

Public Hearing, Case 24-15 – Haley & Kevin Bush, Applicants and Owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313, and 6200 of the Town of Sudbury Zoning Bylaw to renew Special Permit 19-8 for chickens at 128 Plympton Road (Assessor’s Maps G10-0120), Residential C Zoning District.

Kevin Bush, Applicant and Owner was present to discuss the application with the board of appeals. They would like to renew the special permit for chickens.

Ms. Pincus made a motion to approve the Special Permit application for 128 Plympton Road to renew a special permit for 8 chickens, to expire June 6, 2034. Ms. Rubenstein seconded the motion. Roll Call Vote: Ms. Rubenstein – Aye, Mr. Riepe – Aye, Mr. Gossels - Aye, Ms. Pincus – Aye, and Nancy Rubenstein – Aye

Public Hearing, Case 24-16 – Heather Hamel and Alex Aimetti applicants and owners 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 build an appx 16.5’ x 47.5’ canopy and a 8’ x 23’ addition at 19 Village Road, (Assessor’s Map C09-0501), Industrial-A Zoning and Water Resource District Zoning II Zoning Districts.

It was noted that 19 Village Road is in a Residential district rather than Industrial-A district.

Alex Aimetti applicant and owner and Ed Cauffin, Contractor were present to discuss the application with the Board.

There is a need for more space due to a growing family and working from home.

Ms. Pincus asked why the addition could not go on the left side, there is a well and septic field on either side of the house.

There was some concern from Board members that the canopy could become a closed in room, later under an approved variance. The size of the canopy was also discussed.

It was suggested the applicant withdraw of all aspects of the canopy in the rear.

Mr. Riordan made a motion to:

-withdraw without prejudice the Variance for all aspects of the rear canopy and approve the variance for the front addition upon receipt of new plans with just the front variance indicated for 19 Village Road.

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

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.

Ben Maiden, Paul Mahoney, Project Manager and Steve Poole, Engineer were present to discuss the application with the Board.

Mr. Maiden explained the current house is need of an overhaul.

Mr. Riordan questioned if this would be a two-story structure.

Ms. Pincus questioned the likeness of this proposal to another build this applicant had done as well as the colors. Mr. Mahoney explained some of the differences that were incorporated into these plans.

Ms. Pincus also commented if there was a need for the basement ceilings to be 10 feet, it just adds to the overall height of the project.

There were questions raised about the location of the driveway.

Hank Sorett, 58 Longfellow Road, expressed his displeasure with this proposal.

Sharon Tentarelli, 5 Curry Lane voiced her concerns with the size of this proposed home.

Matthew Hunter, 9 Elaine Road is concerned the house will look out of place on that lot.

Mr. Gossels made a motion to continue the Special Permit application for 57 Longfellow Road to the July 1, 2024 Zoning Board of Appeals meeting. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Gossels - Aye, Ms. Pincus – Aye, and Nancy Rubenstein – Aye

Approve Zoning Board of Appeals Meeting Minutes from May 13, 2024

Will be reviewed at the next meeting.

Administrative Report

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

The meeting was adjourned at 10:44 PM.