



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

**Monday, September 9, 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.

#### **New Business:**

- 7:05 PM     **Public Hearing, Case 24-23** – Michelangelo Fragale Applicant and Owner seeks a to Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 6130 of the Town of Sudbury Zoning Bylaw to cover front entry way to an existing entry within the setback at **5 Peakham Circle** (Assessor’s Maps H08-0201), Residential-A1 Zoning and Water Resource District III Zoning Districts.
- 7:30 PM     **Public Hearing, Case 24-24** – Rising Sun Adult Day Healthcare, Inc applicant and Arsen Martirosyan owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 2230, Appendix A, §C, Use 8 and 2600, of the Town of Sudbury Zoning Bylaw to run an adult daycare at **490-B Boston Post Road**, (Assessor’s Map K07-0018), Limited Industrial Zoning and Water Resource District Zoning III Zoning Districts.
- 8:00 PM     **Public Hearing, Case 24-25** – Breno Souza-HB Home Improvement applicant and Brian Keith and Courtenay Dunk owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 2460B and 2600, of the Town of Sudbury Zoning Bylaw to connect a garage to house with a mudroom in a pre-existing non-conforming lot at **31 Spring Street**, (Assessor’s Map H05-0214), Residential-A Zoning and Water Resource District Zoning III Zoning Districts.

8:30 PM Citizen's Petition regarding proposed Firearms Business Use Zoning Bylaw

**Untimed Items:**

1. Recommendation of Michael Hershberg as Full member of the Zoning Board of Appeals
2. Relationship of Select Board to the Zoning Board of Appeals
3. Approve Zoning Board of Appeals Meeting Minutes from July 1, 2024
4. Approve Zoning Board of Appeals Meeting Minutes from August 5, 2024
5. 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.*