



Town of Sudbury

Zoning Board of Appeals

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MINUTES

August 5, 2024 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Jennifer Pincus, Nancy Rubenstein and Associate Michael Hershberg

Zoning Board of Appeals Members Absent: Associate William Ray

Others Present: Beth Perry, Planning and Zoning Coordinator

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:02 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.

New Business:

Public Hearing, Case 24-22 – Amanda Miner applicant and owner seeks a Variance under the provisions of MGL Chapter 40A, Section 10, 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.

Amanda Miner was present to discuss the Variance Application with the board. The Variance is requested because the property is already non-conforming. There is not an option to go in any other direct due to the septic location. Building up was not an option as they wanted to be able to stay in the home while the construction was happening.

Mr. Riordan mentioned there were several letters and emails of support submitted.

Jim Kelly, 19 Oakwood Ave commented he was in support of this project.

Mr. Riepe made a motion to approve the Variance application for 47 Lakewood Road to the Zoning Board of Appeals as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Ms. Rubenstein – Aye and Mr. Hershberg – Aye.

Old Business:

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

Mr. Mahoney reviewed changes that were made per the comments and recommendations of the board at the previous meeting.

Ms. Rubenstein still thinks the house is overall too large for the lot and does not like all of the different roof lines.

There was still some general concern as to the location of the driveway.

Mr. Riordan would prefer to see recessed lighting vs the proposed goose neck lights.

Hank Sorrett, 58 Longfellow Road, was displeased that there were updated plans that were discussed tonight that he was not able to view when he went to the office last week.

Ms. Pincus made a motion to approve the Special Permit application for 57 Longfellow Road with the following design changes:

1. Delete clipped gables on the garage
2. Remove triangle dormer on the main roof
3. Add a number of Rhododendron adjacent to the driveway along the garage.
4. replace the sconce lights with recess lighting at the garage over hang.

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

New Business:

Public Hearing, Case 24-21 – Michal and Magdalena Dobosz Applicants and Owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 2230, Appendix A, §C, Use 5, 2313 and Section 6200 of the Town of Sudbury Zoning Bylaw for a Dog Kennel at 162 Fairbank Road (Assessor’s Maps F07-0002), Residential-A Zoning and Water Resource District II Zoning Districts.

Michal Dobosz was present to discuss his application with the Zoning Board of Appeals. He learned from a resident that he needed to have a special permit to home 4 dogs. The family is planning on having 4 dogs, there is no intention to do any breeding.

Mr. Riordan made a motion to approve the Special Permit application for 162 Fairbank Road as submitted. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Ms. Rubenstein- Aye and Mr. Hershberg - Aye

Untimed Items:

Appointment of Michael Hershberg as Full member

There was a discussion regarding Michael Hershberg's reappointment as an associate member and then to a full member after the existing ad is posted for an additional month.

Mr. Riordan made a motion to discuss with the Planning Director the submission of a letter of recommendation to the Select Board. Ms. Rubenstein seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Hershberg - Aye

Discussion regarding Ben Stevenson's membership

It was reported that Mr. Stevenson had communicated via e-mail that he was no longer interested in continuing to serve on the Board of Appeals as an associate member.

Mr. Riepe made a motion to discuss with the Planning Director the submission of a letter of Thanks from the Select Board. Mr. Hershberg seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Hershberg - Aye

Nancy Rubenstein left the meeting at this time.

Approve Zoning Board of Appeals Meeting Minutes from June 3, 2024

Mr. Riordan made a motion to approve the meeting minutes from June 3, 2024 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Hershberg - Aye

Approve Zoning Board of Appeals Meeting Minutes from June 17, 2024

Mr. Riepe made a motion to approve the meeting minutes from June 17, 2024 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Hershberg - Aye

Approve Zoning Board of Appeals Meeting Minutes from July 1, 2024

Will be reviewed at the next meeting

Administrative Report

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

The meeting was adjourned at 10:22 PM.