



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, November 4, 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 24-26 – Dominic Mangano Applicant and Owner seeks to amend Special Permit 23-24 under the provisions of MGL Chapter 40A, Section 9, and Sections 6200 of the Town of Sudbury Zoning Bylaw to finish attic and add mudroom to basement adding 800 feet of finished space at **5 Easy Street** (Assessor's Maps K05-0217), Residential-C1 Zoning and Water Resource District III Zoning Districts.
- 7:25 PM Public Hearing, Case 24-27 – Robert E. and Regina M. Hatcher applicants and owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build a 493 sq ft accessory dwelling unit at **15 Willis Lake Drive**, (Assessor's Map F05-0217), Residential-A1 Zoning and Water Resource District Zoning III Zoning Districts.
- 7:45 PM Public Hearing, Case 24-28 – TA Sudbury LLC, c/o Wilder Companies applicant and owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 3290 and 6200, of the Town of Sudbury Zoning Bylaw to modify freestanding signs at **505-525 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Limited Business District and Water Resource District Zoning II Zoning Districts.
- 8:05 PM Public Hearing, Case 24-30 – Karen & Joseph Alarie, applicants and owners, seek a Special Permit under the provisions of MGL Chapter 40A, Sections 9, and Sections 2440, 5500 and 6200 of the Town of Sudbury Zoning Bylaw to build a 624 accessory dwelling unit at **56 Oakwood**

Avenue, Assessor's Map F04-0520, Residential A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

- 8:25 PM Public Hearing, Case 24-31 – Mark Evangelous, applicant and Mill Brook Park Condominium II, owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 3200 and 6200, of the Town of Sudbury Zoning Bylaw to modify a preexisting sign at **321-323-325 Boston Post Road**, (Assessor's Map K07-0005, K07-0006 and L07-0014), Village Business District and Water Resource District Zoning III Zoning Districts.
- 8:45 PM Public Hearing, Case 24-32 – Tim Butland, applicant and Mike & Ashlee Harrahy, owners seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 6130, 2641B and 2620, of the Town of Sudbury Zoning Bylaw to allow a second-floor addition to encroach into the front and rear setbacks at **50 Willis Lake Road**, (Assessor's Map F05-0112), Residential A-1 and Water Resource District Zoning II Zoning Districts.
- 9:05 PM Public Hearing, Case 24-29 – Anthony J. Riley, Attorney for Ava Vernooy, 17 Allene Avenue, seeks to appeal the issuance of Building Permit #B-24-599 under the provisions of MGL Chapter 40A, Sections §§8 and 15, and Section 6100 of the Town of Sudbury Zoning Bylaw on the grounds a building permit is not allowed as of right and it requires a variance for **11 Allene Avenue**, Assessor's Map G06-0592, Residential A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

- Untimed Items:**
1. Approve Zoning Board of Appeals Meeting Minutes from October 7, 2024
 2. 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.