



Town of Sudbury

Zoning Board of Appeals

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

AGENDA

Monday, December 2, 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.

Old Business:

- 7:05 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.
- 7:25 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.
- 7:45 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.

New Business:

- 8:05 PM Public Hearing, Case 24-33 – Sign Design Inc., Applicant and Sarah Realty, LLC, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3265, 3265a and 6200 of the Town of Sudbury Zoning Bylaw to install panel to existing pylon at **100 Boston Post Road** (Assessor’s Maps K11-0010), Business-1 Zoning District.
- 8:25 PM Public Hearing, Case 24-34 – Mark Particelli, President, Precise Auto Body, Inc. applicant and Station Road Auto Body & Garage, Inc. owner seek to Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230 and 6200 of the Town of Sudbury Zoning Bylaw to continue business under new ownership at **38-40 Station Road**, (Assessor’s Map K08-0040), Industrial Zoning and Water Resource District Zoning II Zoning Districts.
- 8:50 PM Public Hearing, Case 24-25 – Frank Hanna applicant and Brian Huss owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Section 2445 and 6200, of the Town of Sudbury Zoning Bylaw to construct a 1,551 sq ft addition at **331 Hudson Road**, (Assessor’s Map G06-0576), Residential-A and Water Resource District Zoning II Zoning Districts.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from October 7, 2024
2. Approve Zoning Board of Appeals Meeting Minutes from October 21, 2024
3. Approve Zoning Board of Appeals Meeting Minutes from November 4, 2024
4. Approve 2025 Meeting Schedule
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.