



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

REVISED-AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, February 3, 2025 at 7:00 PM
Virtual Meeting

Joint Meeting with the Earth Removal Board

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.

Untimed Items:

1. Zoning Board of Appeals and Earth Removal Board Reorganizations
2. Approve 2024 Annual Reports for the Zoning Board of Appeals and Earth Removal Board
3. Review and Vote on Rules and Regulations – Earth Removal Board
4. Review and Vote on Rules and Regulations – Zoning Board of Appeals
5. Review and Vote on Supplemental Rules for Comprehensive Permits

Old Business:

7:05 PM CONTINUED-Public Hearing, Case 24-35 – 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.

7:20 PM Public Hearing, Case 25-04 – Frederick Hanna applicant and Brian Huss owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Section 2430 and 6200, of the Town of Sudbury Zoning Bylaw to construct a 1,551 sq ft addition 4.4 feet from the property line at **331 Hudson Road**, (Assessor's Map G06-0576), Residential-A and Water Resource District Zoning II Zoning Districts.

New Business:

7:35 PM Public Hearing, Case 25-01 – Evan Ruppell, Applicant and Owner seeks to renew 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 raise chickens at **28 Firecut Lane** (Assessor's Maps G04-0441), Residential A-1 and Water Resource District Zone III Zoning Districts

7:50 PM ****Case will be Immediately Continued with No Discussion to March 3, 2025****
Public Hearing, Case 25-02 – Connie Steward, Applicant seeks to appeal planning board decision for conditional approval of Site Pan and Stormwater managements permits under the provisions of MGL Chapter 40A, Section 8, and Sections 6100 and 6390A of the Town of Sudbury Zoning Bylaw for Lots 1 & 2 at Harvey Farm Lane (Assessor's Maps H10-201 and H10-202), Single Residence C-1 Zoning District.

8:05PM Public Hearing, Case 25-03 – 58 Massasoit Avenue, Sudbury, LLC C/O Jonatas Storck a/s/a Jonatas Stork, Applicant and Owner seek to modify Special Permit 22-27 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460 and 6200 of the Town of Sudbury Zoning Bylaw to approve a slight pitch change at **58 Massasoit Avenue** (Assessor's Maps K09-0425), Single Residence A-1 and Water Resource District Zoning III Zoning Districts.

Untimed Items:

6. Associate Member application for Alexander Dorjets
7. Approve Zoning Board of Appeals Meeting Minutes from December 2, 2024
8. Approve 2025 Meeting Schedule
9. Approve Warrant Article ZBA Revolving Fund
10. Administrative Report
- Status of Appeal filed on 11 Allene Avenue Decision

*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 meeting.

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.