



a Town of Sudbury

Zoning Board of Appeals

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DRAFT-MINUTES

March 3, 2025 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe and Jennifer Pincus

Zoning Board of Appeals Members Absent: Associate William Ray and Jeffrey Rose

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:03 PM by noting the presence of a quorum, noting that applicants may choose to continue their cases without a vote due to the requirement for a unanimous vote from the 3 present members.

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.

Public Hearing, Case 25-02 – Connie Steward, Applicant seeks to appeal planning board decision for conditional approval of Site Plan 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.

- Appeal against the Planning Board's decision on site plan and stormwater management permits for Harvey Farm Lane.
- Atty Jonathan Silverstein, representing Ms. Stewart, emphasized the appeal aims to protect against adverse impacts, not oppose the project. He requested a continuance to engage with the applicant and review a new engineering report.
- Atty Terry Morris, representing the Mastriani family, argued the process has been thorough and costly, and the appeal should not delay the project further.
- The board discussed the role of the Zoning Board as an appellate body and the potential for resolving issues outside of a formal decision.

Mr. Riepe made a motion to continue the appeal for Lots 1 & 2 at Harvey Farm Lane until April 7, 2025 at 4:00pm. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye

Public Hearing, Case 25-05 – Seth and Noelle Gold, Applicants and Owners seek to renew Special Permit 23-10 under the provisions of MGL Chapter 40A, Section 9, and Sections 2340 and 6200 of the Town of Sudbury Zoning Bylaw to operate a home business (fitness studio) at 62 Peakham Road, Assessor's Map K04-0620, Wayside Inn Historic Preservation and Water Resource

Protection Overlay District Zone III Zoning Districts.

Mr. Riepe made a motion to continue the Special Permit renewal application for 62 Peakham Road to the April 7, 2025 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Public Hearing, Case 25-06 – Vinicius Machado Applicant and Vaios Theodorakos Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 22 and 6200, of the Town of Sudbury Zoning Bylaw to operate an indoor meeting space at 615 Boston Post Road, Suite 120, (Assessor's Map K06-0026), Business and Water Resource District Zoning III Zoning Districts.

Ms. Pincus made a motion to continue the Special Permit application for 615 Boston Post Road to the April 7, 2025 meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Public Hearing, Case 25-07 – Bobbianna Neubert-Langille Applicant and Owner seeks 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 3-6 chickens at 9 Willard Grant Road, (Assessor's Map C09-0302), Residential A Zoning District.

Ms. Pincus made a motion to continue the Special Permit application for 9 Willard Grant Road to the April 7, 2025 meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Public Hearing, Case 25-08 – Youping Wen Applicant and Sudbury Research Center, LLC, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 6220 and 6200, of the Town of Sudbury Zoning Bylaw to establish and adult daycare at 142 and 144 North Road, (Assessor's Map C11-0300), Residential A and Water Resource District Zoning II & III Zoning Districts.

Mr. Riepe made a motion to continue the Special Permit application for 142 and 144 North Road to the April 7, 2025 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

****Withdraw Without Prejudice****

Public Hearing, Case 25-09 – Clifford T. Hughes and Drumlin Development, LLC/Orchard Hill owners seek a modification of an existing Comprehensive Permit (96-15) pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05. at 781 & 761 Boston Post Road, (Assessor's Map K04-0014 & K05-0031), Residential C and Water Resource District Zoning III Zoning Districts.

Ms. Pincus made a motion to Withdraw without prejudice the modification for 781 & 761 Boston Post Road to the April 7, 2025 meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Approve Zoning Board of Appeals Meeting Minutes from February 3, 2025

Mr. Riepe made a motion to approve the Meeting Minutes from February 3, 2025 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Status of Appeal filed on 11 Allene Avenue Decision

An update was provided on the appeal filed regarding 11 Allene Avenue, noting the town's limited involvement as the case proceeds in court.

Update from Planning Board Director on the draft ADU Bylaw Pursuant to Affordable Homes Act.

Adam Burney updated the board on the draft ADU bylaw, which will be presented at the town meeting. Key points include no short-term rentals, common ownership, and no new driveway connections for ADUs

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

The meeting was adjourned at 8:45 PM.

Note: This summary captures the essential discussions and decisions made during the meeting. For detailed inquiries, please refer to the full meeting transcript.