



Town of Sudbury

Zoning Board of Appeals

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MINUTES

April 7, 2025 AT 4:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Clerk Frank Riepe, Alex Dorjet, Jennifer Pincus, William Ray and Jeffrey Rose

Zoning Board of Appeals Members Absent: Michael Hershberg

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.

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 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.

Atty Jonathan Silverstein and Atty Stephen Buchbinder reported a resolution had been reached regarding the appeal of the planning board decision.

Revised plans were submitted, and the parties requested the board approve an amendment to the decisions to incorporate these plans.

Mr. Riepe made a motion to accept a letter from counsel of mutual agreement among both parties. Mr. Rose seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye

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.

The applicant was not present, and it was revealed that the property ownership had changed hands. The board discussed the implications of this change.

Mr. Ray made a motion to deny the application for 58 Massasoit Avenue due to the absence of the applicant and the unresolved ownership issues. Mr. Rose seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Rose – 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.

Seth Gold requested a renewal of the special permit for a home business at 62 Peakham Road. He reported no changes or issues since the last approval.

Mr. Ray made a motion approve the Special Permit renewal application for 62 Peakham Road to expire in April 8, 2030. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Rose – Aye.

Public Hearing, Case 25-06 – Vinicius Machado Applicant and Vaio 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.

Vinicius Machado sought a special permit for an indoor meeting space.

The board discussed parking, capacity and hours of operation

The board requested additional information regarding parking and occupancy.

Mr. Ray made a motion to continue the Special Permit application for 615 Boston Post Road to the May 12, 2025 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Rose – 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.

Bobbianna Neubert-Langille was present to discuss the details of the coop and run.

Ms. Pincus made a motion to Approve the Special Permit application for 9 Willard Grant Road for 1 year to expire April 7, 2026. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Rose – 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 an adult daycare at 142 and 144 North

Road*, (Assessor's Map C11-0300), Residential A and Water Resource District Zoning II & III Zoning Districts.

*** the suite numbers changed because original had been leased in the time it took to have the public hearing, the location changed to 142 North Road, Suites B & F-175.**

Mr. Riepe made a motion to approve the Special Permit application for 142 North Road, Suites B & F-175. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye and Ms. Pincus – Aye.

Public Hearing, Case 25-10 – Michael J. Bolduc, Applicant and Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2444, 2445 and 6200 of the Town of Sudbury Zoning Bylaw to build an addition at 32 Hollow Oak Drive, Assessor's Map G06-0211, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

Michael Bolduc sought a special permit for an addition at 32 Hollow Oak Drive. He discussed changes to the project due to financial constraints.

Ms. Pincus made a motion to continue the Special Permit application for 32 Hollow Oak Drive to the May 12, 2025 meeting. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Ray and Mr. Rose-Aye

Discussion of proposed Zoning Bylaw for ADU's

Adam Burney provided an update on the proposed ADU bylaw changes, including design criteria and parking requirements. The board discussed potential implications and enforcement.

Approve Zoning Board of Appeals Meeting Minutes from March 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, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Rose- Aye

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

The meeting was adjourned at 8:02 PM.

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