



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, May 12, 2025 at 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.

- 7:05 PM CONTINUED 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 Bost Road, Suite 120**, (Assessor's Map K06-0026), Business and Water Resource District Zoning III Zoning Districts.
- 7:20 PM CONTINUED 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.
- 7:40 PM Public Hearing, Case 25-11 – Ryan Sax, 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 Chickens at **279 Old Sudbury Road**, Assessor's Map H09-0050, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 8:00 PM Public Hearing, Case 25-12 – Fast Shapes, Inc. Applicant and Target Realty, LLC. Yuri Souza, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to replace a sign at **708**

Boston Post Road, Assessor's Map K05-0015, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

- 8:20 PM Public Hearing, Case 25-13 – Scott Melching Architects, LLC Applicant and Dana Storm, Owner, seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2600 and 6130 of the Town of Sudbury Zoning Bylaw to build an appx 77sq ft mudroom at **30 Beechwood Avenue**, Assessor's Map F04-0231, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 8:40 PM Public Hearing, Case 25-14 – Thomas Schauweker, 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 chickens at **267 North Road**, Assessor's Map C10-0032, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 9:00 PM Public Hearing, Case 25-15 – Jovan Tanasijevic, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2444, 2460B and 6200 of the Town of Sudbury Zoning Bylaw to rebuild a 3,016 sq ft house at **19 Colonial Road**, Assessor's Map H08-0138, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

Untimed Items:

Approve Zoning Board of Appeals Meeting Minutes from April 7, 2025

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 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.