



Town of Sudbury

Zoning Board of Appeals

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MINUTES

May 12, 2025 AT 7:00 PM

VIRTUAL MEETING

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

Zoning Board of Appeals Members Absent: Michael Hershberg, and William Ray

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:08 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.

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 Post Road, Suite 120, (Assessor's Map K06-0026), Business and Water Resource District Zoning III Zoning Districts.

Vinicius Machado was present to discuss his application further with the board.

There was a discussion regarding parking concerns, capacity, building safety and hours of operation

Ms. Pincus made a motion to approve the Special Permit application for 615 Boston Post Road with the following conditions:

- Maximum capacity of 30 people
- No alcohol
- Hours of operation 8:00am-9:00pm (8:00am-6:00pm on Sundays)
- Compliance with building and fire safety inspections.

Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-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 requested a withdrawal without prejudice.

Mr. Riordan made a motion to accept the request to withdraw without prejudice the Special Permit application for 32 Hollow Oak Drive. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose-Aye and Mr. Dorjets - Aye

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.

Ryan Sax was present to discuss his special permit application to raise chickens at 279 Old Sudbury Road.

Mr. Riordan made a motion to approve the Special Permit application for 279 Old Sudbury Road as presented for 12 chickens with a renewal date of May 12, 2026. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-Aye.

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.

Rafael Silva, Fast Shapes, Inc. and Gabriel Guimaraes, Manager of Target Painting were present to discuss the application with the board.

Concerns were raised about the sign placement and compliance with setback requirements.

Bill Aldrich, 700 Boston Post Road expressed concerns of visibility

The Board requested a site plan and a resolution to the sidewalk concern.

Ms. Pincus made a motion to continue the Special Permit application for 708 Boston Post Road to the June 9, 2025 meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-Aye.

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.

Scott Melching, Scott Melching Architects, LLC., Applicant and Dana Storm were present to discuss the need of a variance with the board.

The lot is non-conforming and the addition is necessary for family needs.

Neighbors are in support of the project.

Mr. Riordan made a motion to approve the Variance application for 30 Beechwood Avenue as submitted. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-Aye.

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.

Thomas Schauweker was present to discuss his Special Permit application to raise chickens.

The applicant discussed coop design and neighbor collaboration.

Mr. Riepe made a motion to approve the Special Permit application for 267 North Road as submitted for 12 chickens with a renewal date of May 12, 2026. Ms. Pincus seconded the motion. Roll Call Vote Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-Aye.

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.

Jovan Tanasijevic was present to discuss his special permit for 19 Colonial Road with the Board.

A special permit is needed due to a minor setback issue.

The board acknowledge the design compatibility with the neighborhood.

Mr. Riepe made a motion to approve the Special Permit application for 19 Colonial Road as submitted. Mr. Rose seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose – Aye and Mr. Dorjets-Aye.

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

Ms. Pincus made a motion to approve the Meeting Minutes from April 7, 2025 as amended. Mr. Rose seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Rose- Aye and Mr. Dorjets-Aye

Administrative report

Mr. Riordan noted that at Town Meeting the ADU bylaw was approved as written in the Warrant

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

The meeting was adjourned at 10:50 PM.

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