



Town of Sudbury

Zoning Board of Appeals

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MINUTES

SEPTEMBER 8, 2025 AT 7:00 PM

VIRTUAL MEETING

Zoning Board of Appeals Members Present: Chair John Riordan, Alex Dorjets, Michael Hershberg, Jennifer Pincus and William Ray

Zoning Board of Appeals Members Absent: Clerk Frank Riepe and Jeff Rose

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:00 PM by noting the presence of a quorum.

Mr. Hershberg to 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 25-22 – Susan Moylan Brennan, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at 8 Tanbark Road, Assessor's Map H05-0590, Residential-A Zoning, Water Resource District Zoning III Zoning Districts.

Susan Brennan applicant and Owner was present to summarize previous submissions including:

- Animal Control inspection approving up to 13 dogs on property.
- Commercial insurance coverage.
- Conservation Commission report showing no environmental concerns.
- Efforts to address neighbor complaints including barking and noise mitigation.

She also explained:

- business operations, number of dogs boarded (typically 3-4 overnight, up to 6-8 on weekends), and dog walking procedures.
- walked dogs two at a time, with dogs outside in shifts to reduce barking.
- Business started primarily as dog walking ~7-8 years ago; overnight boarding increased during the pandemic.
- This kennel operation is the applicant's primary source of income.

Mr. Riordan made a motion to approve the Special Permit application for 8 Tanbark Road with the following conditions:

- Limiting total dogs to no more than 10 (including daycare and boarding combined).

- Dog daycare limited to Monday-Friday, 10 AM - 9 PM.
- No outdoor dog activities after 9 PM.
- No more than four dogs walked at once; all dogs must be leashed.
- No more than four dogs outside unsupervised.
- Maintenance of fencing in good condition.
- Compliance with all state and local regulations including forthcoming rules under "Ollie's Law."
- Special Permit will expire in 1 year on September 9, 2026.

Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye, Mr. Ray – Nay and Mr. Dorjets-Aye.

Public Hearing, Case 25-20 – John Breckner, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B, 2620 Appendix B, and 6200 of the Town of Sudbury Zoning Bylaw to alter a Pre-existing non-conforming lot at 422 Dutton Road, Assessor's Map H05-0010, Residential-A1 Zoning and Water Resource District Zoning III Zoning Districts.

John Breckner Applicant and Owner was present to discuss the application with the Board.

The Intent is to demolish and build a larger house retaining the existing garage. Lot is non-conforming in size by ~900 sq ft. Plans submitted but site plan with detailed setbacks and vegetation info pending.

Board requested a professionally prepared site plan showing final building footprint, setbacks, vegetation, and driveway layout.

Conservation and neighborhood impacts considered, with emphasis on preserving screening vegetation.

Demolition plans allow retaining garage; basement to be unfinished with bulkhead access.

Mr. Ray made a motion to continue the Special Permit application for 422 Dutton Road until October 6, 2025. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye, Mr. Ray – Aye and Mr. Dorjets-Aye.

Public Hearing, Case 25-24 – Janice and Scott Ritter, Applicant and Owner seek 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 14 Russet Lane, Assessor's Map M10-0110, Residential-A1 Zoning District.

Janice Ritter was present to discuss the application with the Board.

She reported no issues in the past and would like to keep the 4 chickens that she currently has.

Mr. Ray made a motion to approve the renewal of the Special Permit application for 14 Russet Lane with the following conditions:

- Special Permit will expire in 5 years, September 9, 2030

- Applicant will keep no more than 8 chickens.

Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray - Aye, Ms. Pincus – Aye, Mr. Ray – Aye and Mr. Dorjets-Aye.

Public Hearing, Case 25-25 – Nadja Lamaute, Applicant and Arielle Lamaute, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at 16 Richard Avenue, Assessor’s Map G06-0549, Residential-A1 Zoning and Water Resource District Zoning II Zoning Districts

Ms. Lamaute was present to discuss the application with the board.

Kennel permit is required due to the number of dogs on the property.

Dogs are mainly toy breeds, one service dog, and a golden retriever.

Dogs are leashed outside.

Mr. Ray made a motion to approve the Special Permit application for 16 Richard Avenue with the condition that the total dogs no more than 5 that are currently owned, no replacements, permit to be renewed in one year. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye, Mr. Ray – Aye and Mr. Dorjets-Aye.

Approve Zoning Board of Appeals Meeting Minutes from August 4, 2025

Mr. Riordan made a motion to approve the Meeting Minutes from August 4, 2025 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Ray - Aye, Ms. Pincus – Aye, Mr. Ray – Aye, and Mr. Dorjets-Aye

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

The meeting was adjourned at 9:30 PM.

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