



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

MINUTES

OCTOBER 6, 2025 AT 7:00 PM

VIRTUAL MEETING

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

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

Others Present: Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:02 PM by noting the presence of a quorum.

Mr. Riepe 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 25-20 – 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.

Detailed site plan provided by Cornerstone Engineering including septic design and stormwater control.

New septic system requires removal of old septic and leach field, property elevation adjustment by two feet.

House will be larger footprint, complete demolition including foundation, garage remains standalone with open passage.

Driveway modifications planned to reduce asphalt coverage and improve function, including turnaround use of existing garage driveway.

Vegetation generally retained, no major tree removal expected except minor for septic installation.

Decking plans adjusted; no elevated deck as originally shown, only a ground-level patio with removable stones.

Mr. Riepe made a motion to approve the Special Permit application for 422 Dutton Road as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Dorjets-Aye.

Public Hearing, Case 25-26 – Charles Bomely, Plan B Retail Design, Applicant and 1776 Plaza Limited Partnership, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3261A and 6200 of the Town of Sudbury Zoning Bylaw to install signage that exceeds guidelines at 439 Boston Post Road, Assessor's Map K08-0003, Limited Business District-6 and Water Resource District Zoning II Zoning Districts.

Charles Bromely was present to discuss the application with the Board.

Signage will replace non-illuminated sign with internally illuminated sign, slightly larger than existing but with 15% size reduction from the originally proposed sign, per Design Review Board.

Introduction of smaller directional sign, including Roche Brothers logo above entrance.

Current exterior building colors adjusted; brand colors similar to nearby retailer "Farmer's Daughter."

Interior renovations underway including environmental-friendly refrigeration system upgrade.

Clarified only the text portion (not logo) of main sign (only) will be internally illuminated, with white illumination at night.

Importance of larger visibility due to sign's distance (~250 feet) from road and high-speed traffic on Route 20 acknowledged.

Ms. Pincus made a motion to approve the Special Permit application for 439 Boston Post Road. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Dorjets-Aye.

Public Hearing, Case 25-27 – Scott Poirier, Applicant and Ziel Properties, Owner seek a Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2600, 2641A and 6130 of the Town of Sudbury Zoning Bylaw to correct an existing noncompliance with Title 5 affecting the septic design at 10 Nolan Circle, Assessor's Map B09-0013, Residential-A1 Zoning District and Water Resource District Zoning II Zoning Districts.

Scott Poirier, Applicant was present to discuss the application with the Board.

Property part of a three-lot subdivision stalled due to foreclosure and market conditions.

Ziel Properties acquired Lot 3 and installed a 5-bedroom septic system per approved design before awareness of lot line and perimeter issues.

Neighbor (Lot 2 owner) agreed to gift 5,400 sq. ft. to Lot 3 to maintain septic compliance, triggering need for variance due to perimeter overage (~49 feet / 3.9%).

Explained hardship and financial burden of replacing new septic vs. variance request to allow minor perimeter deviation with no detriment.

Members acknowledge unique circumstances, substantial financial hardship, and alignment with public good.

Mr. Riordan made a motion to approve the Variance application for 10 Nolan Circle as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Dorjets-Aye.

Public Hearing, Case 25-28 – David and Ericka Winchester, Applicants and PRI Longfellow Glen, LLC, Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3280 and 6200 of the Town of Sudbury Zoning Bylaw to install signage that exceeds guidelines at 655 Boston Post Road, Assessor’s Map K06-0501, Research Zoning and Water Resource District Zoning II Zoning Districts.

Dave Winchester, Applicant was present to discuss the application with the Board.

Adjusted design per Design Review Board’s recommendations including centering address and removing phone number. Sign includes HUD-required equal housing and accessibility logos, which are non-negotiable.

Sign will have no lighting; design is cool gray with white letters to match building architecture.

Sign placement on an island near entrance; vegetation will remain, but potential recommendation to trim shrubs to enhance visibility discussed.

Mr. Riepe made a motion to approve the Special Permit application for 655 Boston Post Road as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye and Mr. Dorjets-Aye.

Approve Zoning Board of Appeals Meeting Minutes from September 8, 2025

Ms. Pincus made a motion to approve the Meeting Minutes from September 8, 2025. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Abstain, Ms. Pincus – Aye and Mr. Dorjets-Aye.

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

The meeting was adjourned at 9:18 PM.

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