



Town of Sudbury

Zoning Board of Appeals

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MINUTES

DECEMBER 1, 2025 AT 6:00 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 6:00 PM by noting the presence of a quorum.

****Withdraw without Prejudice****

Public Hearing, Case 25-31 – Ananda Chakravarty, Applicant and Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2440 and 6200 of the Town of Sudbury Zoning Bylaw to build a garage on an already non-conforming lot at 151 Horse Pond Road, Assessor's Map J06-0301, Residential A-1 and Water Resource District Zoning III Zoning Districts

Ms. Pincus made a motion to withdraw without prejudice the Special Permit application for 151 Horse Pond Road. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets-Aye.

****Immediately continued to December 8, 2025****

Public Hearing, Case 25-32 – Michael J. Griffin, Applicant and Penobscot Realty Trust seek to renew a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 12, 14 of the Town of Sudbury Zoning Bylaw for motor vehicle repair and sales at 684 Boston Post Road, Assessor's Map K05-0019, Business District-6 and Water Resource District Zoning III Zoning Districts.

Mr. Riordan made a motion to immediately continue the Special Permit application for 684 Boston Post Road to the December 8, 2025 meeting. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets-Aye.

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

The meeting was adjourned at 6:06 PM.

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