



# Town of Sudbury

## Zoning Board of Appeals

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### MINUTES

NOVEMBER 3, 2025 AT 7:00 PM

### VIRTUAL MEETING

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

**Zoning Board of Appeals Members Absent:** William Ray and Jeff Rose

**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 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 25-29 – Nick Foundas, Applicant and Jake Parsons, 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 631 Boston Post Road, Assessor's Map K06-0502, Residential C-1 and Water Resource District Zoning III Zoning Districts.**

Matt Lydick was present to discuss the application with the Board.

- Signage includes monument sign and illuminated wall signs with gooseneck lighting.
- Design Review Board recommended approval and the signage complies with lighting and setback requirements.
- Total signage area: ~70.83 sq. ft.
- Facility is for preschool-aged children (6 weeks to 5 years), includes about 30-35 parking spaces with rolling drop-off schedule.

Ms. Pincus made a motion to approve the Special Permit application for 631 Boston Post Road as submitted. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Mr. Hershberg – Aye, Ms. Pincus – Aye and Mr. Dorjets-Aye.

**Public Hearing, Case 25-30 – Meghan McGowan & Souvik Mandal, Applicants and Owners seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2300, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at 7 Brookdale Lane, Assessor's Map M11-0137, Residential-A1 Zoning District.**

Meghan McGowan & Souvik Mandal were present to discuss the application with the Board.

Meghan has experience in commercial kennels; Souvik is a PhD in animal behavior.

They have cared for up to 14 dogs previously without issues.

Plan includes fenced backyard play area, use of on-leash protocol for drop-off and pick-up, and limits on dog behavior (no consistent barkers).

Commitment to comply with upcoming state kennel regulations under "Ollie's Law."

**Concerns:**

Significant opposition from neighbors including 29 signatures and multiple letters.

Concerns expressed about noise (barking), traffic, safety (children and elderly), odors, impact on wetlands and wildlife, property values, and historical lack of transparency.

Reports of dogs loose in neighborhood and behavioral concerns raised.

The board gave Careful consideration of neighbors' concerns balanced with applicant's expertise and compliance plan.

There was a Discussion regarding fence type, height, and opacity to reduce visual and noise impact. Solid 6-foot fencing on sides visible to neighbors advocated with possible use of screening vegetation.

Mr. Riordan made a motion to approve the Special Permit application for 7 Brookdale Lane with the following conditions:

- a. Limiting total dogs to no more than 6 (including their one (1) personal dog).
- b. No more than three (3) leashed dogs will be allowed outside at a time.
- c. Day Business hours Monday-Friday, 8 AM - 6 PM.
- d. No Grooming or breeding permitted
- e. No dogs will be boarded unless they have been a prior daycare dog.
- f. Must install and maintain 6' solid fence.
- g. No more than two (2) dogs boarded at one time (not including one (1) personal dog).
- h. This Special Permit is non-transferable and will expire in one (1) year on November 4, 2026.

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

**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**

Ananda Chakravarty, Applicant was present to discuss the application with the Board.

Mr. Riepe made a motion to continue the Special Permit application to the meeting on December 1, 2025. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye and Mr. Dorjets-Aye.

**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.**

Michael Griffin had difficulty joining the meeting so his application was rescheduled for the December 1, 2025 meeting.

Mr. Riepe made a motion to reschedule the Special Permit application for 684 Boston Post Road to the December 1, 2025 meeting. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye and Mr. Dorjets-Aye.

**Approve Zoning Board of Appeals Meeting Minutes from October 6, 2025**

Mr. Riepe made a motion to approve the Meeting Minutes from October 6, 2025 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, Mr. Hershberg – Aye and Mr. Dorjets-Aye.

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

The meeting was adjourned at 10:58 PM.

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