



Town of Sudbury

Zoning Board of Appeals

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MINUTES March 2, 2026 AT 7:00 PM VIRTUAL MEETING

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

Zoning Board of Appeals Members Absent: Michael Hershberg

Others Present: Planning and Zoning Coordinator Beth Perry and Building Inspector Andrew Lewis

Mr. Riordan opened the Zoning Board of Appeals meeting at 7:05 PM by noting the presence of a quorum.

Status report on developments at the Volvo repair facility on Boston Post Road

Building Commissioner Andrew Lewis reported limited compliance: owner verbally reported 81 cars (10 personal), but written inventory was not received; weather and snow hamper removal. Some small movement of vehicles observed.

Board directed Building Inspector to continue follow-up, send a strong written demand to the owner, and warned that if insufficient progress is made by the April meeting, ZBA will consider fines and escalation (daily fines discussed as the next enforcement tool). Board wants documented progress by April or initiation of fines/enforcement.

Ms. Pincus joined the meeting at this time

Public Hearing, Case 26-01 – Amy Hansen, 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 114 Morse Road, Assessor’s Map F05-0403, Residential-A Zoning District

Applicant Amy Hansen requested renewal to keep six hens. No neighborhood complaints reported. Applicant described predator-proof coop and husbandry practices; public raised avian influenza concerns (El Shapiro). Applicant (former epidemiologist) explained birds are enclosed a predator-proof run and follow good practices.

Mr. Riordan made a motion to approve the Special Permit Application for 114 Morse Street for 6 Chickens to expire March 3, 2031. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets -Aye.

Public Hearing, Case 26-02 – TA Sudbury LLC, c/o/ Wilder Companies, Applicant and Owner seek a Use Variance under the provisions of MGL Chapter 40A, Section 10, and Sections 2210, 2230 and

6140 Appendix A of the Town of Sudbury Zoning Bylaw to open a yoga studio in a limited business district at 505-525 Boston Post Road, Assessor's Map K07-005, K07-006 and L07-0014, Limited Business and Water Resource Protection Overlay District Zone II Zoning Districts.

Andrew Lewis, Building Inspector interpreted small fitness/yoga studios as "Indoor Commercial Recreation" (definition cites "health clubs") and referenced plumbing code requiring showers for such uses, leading to classification as a use requiring variance in Limited Business Districts (LBD).

Joshua Fox, applicant's counsel explained time constraints and had filed for a use variance to keep discussions moving. Atty. Fox. documented historical precedents (2011–2016 certificates of occupancy) for small fitness/yoga studios granted as-of-right in other LBD locations ie. CocoFit Club, Pure Barre, 29 Hudson Road yoga studio.

Board discussed consistency concerns and regulatory changes (new plumbing code requiring showers; updated building/plumbing codes). Mr. Lewis indicated willingness to accept a board determination that his prior informal position was incorrect. The board concluded it would be preferable not to create a new variance precedent that conflicts with longstanding practice; applicant agreed to withdraw the variance without prejudice and proceed with building/occupancy permitting as-of-right.

Mr. Riordan made a motion to accept the withdrawal without prejudice. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets – Aye

Public Hearing, Case 26-03 – Kane Built, Inc. Applicant and Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to demolish existing house and rebuild an appx 4,395 sq ft house on a pre-existing non-conforming lot at 252 Mossman Road, Assessor's Map C08-0026, Residential-A Zoning District.

Applicant Kane Built, Inc. Heather Dorsey, construction manager and attorney David Himmelberger presented plans to demolish existing 1950-era house and rebuild a ~4,395 SF house (approx. 3,600 SF living area) on a pre-existing nonconforming lot (68,000+ SF lot but only 150 ft frontage where 180 ft required). Home will be moved further back from the street (proposed setback ~137 ft vs existing 54.75 ft), better centered on the lot, retain existing driveway and not add curb cuts; height 33 ft 4.25 in. Septic and drainage plans show sequencing and placement; applicants have contacted abutters with the full packet and reported no comments from neighbors to date.

Board comments: overall supportive of setback increase and site fit; concerns/conditions requested: preserve vegetation where possible (property line and rear), limit tree removal, dark-sky / neighbor-sensitive exterior lighting, strict compliance with submitted plans any material deviations must be approved.

Mr. Riepe made a motion to approve the Special Permit application for 252 Mossman Road with the following conditions:

-Vegetation will be preserved along the property line and back

- All lighting will be dark sly compliant
- Plans will be followed as submitted

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

Membership interview with Sumeet Keswani

Mr. Keswani described 20 years residency in Sudbury, technical background (mechanical engineering degree from India; systems engineering from Univ. of Maryland; currently a software architect at State Street). He expressed desire to serve pro bono and to be active (site visits, attend meetings, participate on Earth Removal Board). Board described expectations for associates: attend meetings, read materials, possibly serve as acting full member when needed, watch recordings for continuances (Mullen rule) and review town ethics/conflict-of-interest/open-meeting law materials.

Mr. Riepe made a motion to recommend Sumeet Keswani to the Select Board for an Associate position on the Board for a 1 tear term. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets - Aye.

Approval of Meeting minutes from February 2, 2026

Mr. Riepe made a motion to approve the minutes from February 2, 2026 as submitted. Mr. Riordan seconded the motion. Roll Call Vote: Mr. Riordan – Aye, Mr. Riepe – Aye, Ms. Pincus – Aye, and Mr. Dorjets - Aye.

Administrative Report

Mr. Riordan 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 9:15 PM.

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