



Town of Sudbury

Zoning Board of Appeals

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MINUTES April 6, 2026 AT 7:00 PM VIRTUAL MEETING

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

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.

Public Hearing, Case 25-32 – Michael J. Griffin, Applicant and Penobscot Realty Trust seek to renew 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.

The board focused on whether Griffin's property was operating as a repair facility versus an auto salvage/junkyard, and whether the site met zoning and fire-safety standards for a special permit in the limited business district.

Mr. Griffin reported substantial cleanup progress since prior hearings:

- He said he had moved 36+ cars off the property and was down to around 50 vehicles at the time of the hearing.
- He described multiple ongoing fence projects, including cedar fencing along the west side and rear of the property, camera installation, and efforts to improve security and screening.
- He said the business relies on older vehicles and parts cars because many older Volvos and other vintage cars require long lead times for parts and specialized restoration work.

Board members and the building inspector expressed repeated concern that the site still appeared overcrowded, with too many cars visible from Route 20 and too many long-term vehicles sitting in the front of the property. They also raised concerns about:

- Visual blight and neighborhood impact
- Fire department access around the building and to the rear of the lot
- The difference between short-term service cars and long-term restoration/storage vehicles
- Whether the business was functioning more like an auto salvage yard than a repair shop

The board noted that its standards for a special permit require the use not to be detrimental or offensive to adjoining properties due to visual nuisances, refuse materials, or other impacts. Members cited examples including a badly deteriorated Ford pickup at the front of the property and photographs showing many vehicles clustered close to the sidewalk and building.

The board stated that, based on what it observed, it could not currently find that the site was fully in harmony with the bylaw. Members said the property still had too many vehicles and too much visible storage to be considered simply a repair facility under the current limited business district rules.

Mr. Riordan made a motion to approve the Special Permit Application for 684 Boston Post Road with the following conditions:

- time-limited special permit through December 31, 2026
- The site must be reduced to 35 vehicles by June 30, 2026
- Appropriate fencing on North and west side
- Short-term service cars may continue to occupy the front of the lot in a rotating pattern
- Long-term restorations and parts cars should be moved to the rear or off-site where possible

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

Membership interview with Ian Henchy

The board then interviewed Ian Henchy for associate membership on the Zoning Board of Appeals.

Henchy described his current work at Blatman, Bobrowski, Haverty, and Silverstein, prior experience as a criminal defense attorney and bar advocate, Work on land use/zoning matters, Interest in zoning, land use litigation, and civic involvement in Sudbury

Board members asked about availability, conflicts, and his ability to attend evening meetings.

The board explained the role of associate members, including that they participate fully in discussion but do not vote unless needed under board rules and eligibility requirements. After discussion, the board voted to nominate Henchy to the Select Board for associate membership on the ZBA, and the vote was unanimous.

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

Approval of Meeting minutes from March 2, 2026

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

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 Mr. Dorjets – Aye and Mr.
Keswani - Aye.

The meeting was adjourned at 9:40 PM.

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