



Town of Sudbury

Zoning Board of Appeals

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MINUTES May 11, 2026 AT 7:00 PM VIRTUAL MEETING

Zoning Board of Appeals Members Present: Clerk Frank Riepe, Alexander Dorjets, Ian Henchy, Michael Hershberg and Sumeet Keswani

Zoning Board of Appeals Members Absent: Jennifer Pincus

Other Members Present: Beth Perry, Planning and Zoning Coordinator

Mr. Riepe opened the Zoning Board of Appeals meeting at 7:00 PM by noting the presence of a quorum.

Public Hearing, Case 26-04 – Bobbianna Neubert-Langille Applicant and Owner seeks 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 9 Willard Grant Road, (Assessor’s Map C09-0302), Residential A Zoning District.

Bobbianna Neubert-Langille’s request to renew the special permit for keeping chickens at 9 Willard Grant Road. The applicant reported that the chickens were obtained in July of the prior year, the coop and run have been kept clean, and that nearby neighbors have commented positively on the setup, including that it does not smell and is well maintained.

There are currently six chickens, and none were lost over the winter. She also noted that eggs have been shared with neighbors and that her daughter helps care for the coop daily. After a brief board discussion, members agreed to approve a new 5-year special permit.

Mr. Keswani made a motion to approve the Special Permit Application for 9 Willard Grant Road for 5 years to expire May 12, 2031. Mr. Hershberg seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Hershberg – Aye and Mr. Keswani – Aye

Public Hearing, Case 26-05 – 11 ELSBETH ROAD, LLC, Applicant and Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B of the Town of Sudbury Zoning Bylaw to demolish and replace existing dwelling in a non-conforming lot to new construction at 11 Elsbeth Road, Assessor’s Map C06-0225, Residential A and Water Resource Protection Overlay District Zone II Zoning Districts.

Ben Maiden, applicant requested a continuance to the June 1st meeting because two team members were unavailable due to emergencies.

The board voted to continue the matter to the next June meeting. During the discussion, the chair requested additional documentation before the next hearing, including a roof plan, a fuller

landscape plan showing trees removed and replanted, and a more complete material list. The board also asked for the actual topographic survey of existing conditions to better assess drainage, since the proposed house elevation appeared to be roughly 5 feet above the existing structure.

Additional feedback included a request to show the walkway to the main entrance and clarification of the driveway layout.

Mr. Keswani made a motion to immediately continue until June 1, 2026. Mr. Henchy seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Hershberg – Aye and Mr. Keswani – Aye

Approval of Meeting minutes from April 6, 2026

To be discussed at the June 1, 2026 meeting

Reappointment of Jennifer Pincus

To be discussed at the June 1, 2026 meeting

Administrative Report

Beth Perry raised the question of advancing Ian Henchy from associate to full board member. The board voted to approve that change by roll call, with all members voting yes.

Mr. Riepe made a motion to adjourn the meeting. Mr. Hershberg seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Hershberg – Aye and Mr. Keswani – Aye

The meeting was adjourned at 7:26 PM.

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