



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

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

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

Zoning Board of Appeals Members Absent: Michael Hershberg

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 26-07 – Tina Rivard, DPW Director, Applicant and Town of Sudbury Owner seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 4165 and 4166 of the Town of Sudbury Zoning Bylaw to rehabilitate Sherman’s Bridge at Sherman’s Bridge -Lincoln Road, (Assessor’s Map F14), Residential A Zoning District.

Tina Rivard, Director of Public Works for the Town of Sudbury, attended with engineering consultants Mike Ricardi and Pete Engle from TECH.

Ms. Rivard reported that since the prior meeting, the project had received:

- An Order of Conditions from the Sudbury Conservation Commission
- Authorization / Orders of Conditions from the U.S. Army Corps of Engineers
- Comparable approvals from the Wayland Conservation Commission, with Wayland adopting the same language used in Sudbury’s permit to maintain consistency across both communities

She also stated that the only remaining item with the historical commissions was the design and wording of a historical kiosk, along with its location. That work would be coordinated jointly by the historical commissions of both towns and funded by the project.

The board chair stated that the special permit request was in a floodplain overlay district and that the ZBA’s role was limited to confirming that the project would not result in environmental harm. Based on the approvals already received, the chair indicated that environmental concerns appeared to have been addressed.

Board members raised several questions:

- Whether the approvals from the Army Corps and the Conservation Commissions matched the project presented to the ZBA
- Who would pay for the project
- Whether the kiosk would return to the ZBA for approval

- The construction timeline and possible impact on school buses
- The materials used for the bridge deck and the environmental impact of treated wood
- Details regarding the FRP sleeve/jacketing used for pile repair
- The timing of the Conservation Commission appeal period

Ms. Rivard and the project consultants explained that:

- The approvals received were consistent with the plans presented to the ZBA
- Funding would be shared: MassDOT would cover the cost of materials and labor for the deck replacement and railing work through its on-call contractor, while Wayland and Sudbury would split remaining costs associated with the piling and bracing work below the deck
- The historical kiosk would not require ZBA approval and was outside the board's purview
- Construction was planned to begin in October 2026 if fabrication stayed on schedule, with a three-month full closure and reopening in January 2027
- Additional accommodations and closures would be coordinated with the school department to reduce commuter impacts during spring construction
- The need to begin in 2026 was tied to funding availability, as MassDOT funds were expected to expire on December 31, 2026
- The school superintendent and select board members had been notified, and information had been shared with the school committee
- The timber wearing surface would be pressure-treated solid lumber, specifically southern yellow pine
- The preservative treatment selected was described as the most environmentally friendly modern option available, though all preservatives have some degree of toxicity
- The FRP sleeve for the pile repair would remain in place and is a standard repair method; it would be located below the waterline at times, though water levels may vary
- The Conservation Commission approval occurred on June 15, 2026, with the appeal period now expired

Mr. Keswani made a motion to approve the application as submitted. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Ms. Pincus – Aye and Mr. Keswani – Aye

Reorganization of the board

Mr. Riepe introduced the topic of board reorganization, noting the absence of a permanent chair and the presence of new members. He suggested that the board take time to become familiar with one another's capabilities before making decisions about assigning permanent Chair and Clerk roles.

Mr. Riepe proposed tabling the matter for the time being and continuing under temporary arrangements.

Approval of Meeting minutes from May 11, 2026

Ms. Pincus made a motion to approve the minutes from May 11, 2026 as amended. Mr. Keswani seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Ms. Pincus – Aye and Mr. Keswani – Aye

Approval of Meeting minutes from June 1, 2026

Mr. Keswani made a motion to approve the minutes from June 1, 2026 as presented. Mr. Henchy seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Ms. Pincus – Aye and Mr. Keswani – Aye

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

The meeting was adjourned at 7:22 PM.

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