



Town of Sudbury

Zoning Board of Appeals

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MINUTES August 3, 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 7:09 PM by noting the presence of a quorum.

Public Hearing, Case 26-08 – April and Owen Winder, Applicants and Owners seek 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 158 Pantry Road, (Assessor's Map C10-0002), Residential A Zoning District.

Sumeet Keswani recused himself as he is an abutter.

Owen Winder, applicant and owner summarized the request to raise chickens and ducks.

Initial flock plan: six chickens and three ducks (nine birds initially); application requests allowance up to the maximum of 12 birds total. No roosters or male ducks planned.

Raised coop for chickens with space beneath for ducks (ducks prefer ground level). Exterior materials planned: painted plywood or shed siding. Windows planned as plexiglass pivoting panels (closed in winter, open in summer).

Duck water: a shallow "sandbox"-style water feature inside the run (not a pond).

The coop and run will be located within/adjacent to an existing orchard area. The orchard/run area is fenced and netted overhead (bird netting) to limit predators and contain birds; the run area to be subdivided with a smaller predator-proof section for overnight confinement, birds may be free-range within the fenced orchard under supervision; netting and perimeter fencing intended to prevent escape onto the road.

Board questions and clarifications

Visibility: Board members noted the coop and run will be somewhat visible from Pantry Road but largely screened by trees and set back; one board member observed tall trees but visibility through trunks may allow some view. Neighbors were consulted and expressed no objections once told there would be no roosters.

Members clarified ducks can be noisy and female ducks may be louder than males; applicant acknowledged and will consider species selection.

Mr. Riepe made a motion to approve the application as submitted with the following conditions:

- up to 12 birds total, with the initial flock starting at nine birds
- for one year expiring August 3, 2027

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

Approval of Meeting minutes from July 6, 2026

Ms. Pincus made a motion to approve the minutes from July 6, 2026 as amended. 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. Mr. Henchy 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 7:37 PM.

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