



Town of Sudbury

Zoning Board of Appeals

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MINUTES

September 14, 2026 AT 7:00 PM

VIRTUAL MEETING

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

Zoning Board of Appeals Members Absent: Sumeet Keswani

Other Members Present: Beth Perry, Planning and Zoning Coordinator

Mr. Riepe opened the Zoning Board of Appeals meeting at 7:02 PM by noting the presence of a quorum.

Public Hearing, Case 26-09 – Michael and Taixiang Saur, Applicants and Owners 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 and replace existing dwelling in a non-conforming lot to new construction at 23 Village Road, (Assessor's Map D09-0502), Residential A and Water Resource District III Zoning Districts.

Mr. Saur explained that the current house would be torn down to the subfloor and rebuilt as a two-story home. He noted that the project also includes enlargement of a rear bump-out / three-season porch area, which would be rebuilt as conditioned space with a poured concrete foundation. The applicant indicated the proposed rear addition would end up slightly larger than existing and stated the kitchen and an upstairs bedroom would be located in that area.

Board members raised concerns that the submitted plans were incomplete and did not clearly document the proposed work. Specific issues discussed included:

- The application and drawings suggested the project would remain on the existing foundation, but the applicant described a rear enlargement that was not clearly shown.
- The Board could not find a proposed plot plan showing the new footprint and setbacks.
- The plans did not include floor plans or a foundation plan that clearly showed the enlarged rear bump-out.
- The roof and elevation drawings lacked dimensions.
- The Board also sought clarification regarding driveway changes, garage bay modification, and whether the curb cut would remain in the same location.

The applicant explained that one garage bay would be converted into habitable space and that the driveway would be modified, but the Board indicated that more precise documentation was needed to show how the finished site would function. Members also noted that the proposed house appeared consistent in scale with the neighborhood, but they could not fully evaluate it without the missing drawings.

A neighbor spoke in support of the project and said he had discussed the proposal with the applicant. His main concern related to construction vehicles, deliveries, access, and the potential for street parking disruption during construction. He asked that the applicant ensure contractors would not block driveways or interfere with winter plowing.

Ms. Pincus made a motion to continue the public hearing to October 5, 2026. Mr. Henchy seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Hershberg – Aye and Ms. Pincus – Aye

Public Hearing, Case 26-10 – Susan Moylan Brennan, Applicant and Owner seeks to renew a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 5, 2313 and 6200 of the Town of Sudbury Zoning Bylaw to operate a dog kennel at 8 Tanbark Road, Assessor’s Map H05-0590, Residential-A1 Zoning, Water Resource District Zoning III Zoning Districts.

Ms. Brennan sought renewal of a kennel special permit and requested changes to two permit conditions:

- Increase the maximum dog count from 10 to 13.
- Change business hours from 10:00 a.m.–9:00 p.m. to 8:00 a.m.–8:00 p.m.

She reported the kennel had operated successfully over the past year and that neighborhood concerns had diminished. She noted that the previous opposing neighbor had sold their house and that a new neighbor had no issues with the kennel. She also submitted letters of support from other neighbors.

The Board asked about the requested change in hours and whether neighbors had been notified. The applicant explained that the earlier start time would mainly allow for dog pickup and a small amount of boarding drop-off, while the earlier closing time would help her finish operations earlier in the evening.

The Board also questioned how the requested 13-dog limit would interact with the kennel license, which was currently approved for 10 dogs. The applicant said she would apply for the higher license count in the next licensing cycle if the permit increase was approved.

Members discussed the kennel’s operating pattern in more detail, asking how many dogs were typically present overnight and during the day. The applicant explained that:

- On weekdays, she usually has 4 to 5 overnight boarding dogs.
- On weekends, she may have up to 10 overnight boarding dogs.
- During holiday periods such as Christmas, February break, and April break, she may have more dogs boarding overnight and no day dogs.
- She rarely reaches the maximum and adjusts day dogs based on boarding demand.

Mr. Henchy made a motion to approve the application as discussed on September 14, 2026 with the following conditions:

- Increase the maximum number of dogs from 10 to 13.
- Change business hours from 10:00 a.m.–9:00 p.m. to 8:00 a.m.–8:00 p.m.
- Monday through Friday: no more than 5 overnight boarding dogs.
- Weekends and holiday periods: higher overnight boarding occupancy may be allowed, up to the approved maximum of 13. (The increased 13-dog allowance takes effect with the next kennel license cycle (the licensing year starts January 1).

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

Approval of Meeting minutes from August 3, 2026

Mr. Henchy made a motion to approve the minutes from August 3, 2026 as amended. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Ms. Pincus – Aye and Mr. Hershberg – Aye

Ms. Pincus 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. Hershberg – Aye

The meeting was adjourned at 7:52 PM.

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