Town of Sudbury

Zoning Board of Appeals

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MINUTES
October 5, 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.

CONTINUED-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 was present to discuss the updated materials with the board.

The board asked whether the revised site plan showed the existing driveway or the proposed layout.

The applicant explained that the curb cut would remain in the same place, but the driveway would be reworked into a double curve to better fit around an existing tree.

Questions were also raised about paving and garage bays. The applicant explained that one garage bay would be removed in front of the porch area, reducing some paving and allowing the driveway to curve more naturally.

The board reviewed the square footage figures to make sure the application and floor plans matched. The applicant confirmed the total proposed floor area of 3,628 square feet, with the second floor measuring 1,851 square feet.

Ms. Pincus made a motion to approve the application as discussed on September 14, 2026 and October 5, 2026. Mr. Keswani seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Keswani – Aye and Ms. Pincus – Aye

Public Hearing, Case 26-11 – Emily Lagasse, Applicant and David Lagasse Owner 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 381 Dutton Road, (Assessor's Map H04-0003), Residential A and Water Resource District III Zoning Districts.

Ms. Lagasse described the project as a backyard chicken coop for enjoyment and eggs.

The board discussed the number of chickens, the number of eggs expected, and whether the eggs would be used commercially. The applicant confirmed the eggs were for family use and a chicken-share arrangement with neighbors.

The board asked about winter care, and the applicant explained that the coop would be insulated, not heated, and the breed selected would do well in colder months.

The applicant described predator protection measures, including buried wire and a skirt around the coop, as well as a movable electrified fence for supervised yard time.

> Ms. Pincus made a motion to approve the application as discussed on October 5, 2026 with the following conditions:
>
> -Permit will expire in one year on October 5, 2027
> -May have 12 chickens
>
> Mr. Keswani seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Keswani – Aye and Ms. Pincus – Aye

Public Hearing, Case 26-12 – Peter Wiernik, Applicant and Tucker Properties LLC., Owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, §C, Use 12 and 6200 of the Town of Sudbury Zoning Bylaw to sell vehicles at 75 Union Avenue, Assessor's Map K08-0050, Industrial and Water Resource District Zoning II Zoning Districts.

Mr. Wiernik explained that the business would be a small-scale used car operation at 75 Union Avenue.

Vehicles will be stored/displayed in only two parking spaces. No repair work will be done on-site.

Warranty repairs, if needed, must be done at a local automotive shop.

No street-facing "for sale" signage; only reserved-space/business identification signage.

Cars are intended to be brought to the site for display and removed afterward, with overnight storage not intended.

Mr. Keswani made a motion to approve the application as discussed on October 5, 2026. Ms. Pincus seconded the motion. Roll Call Vote: Mr. Riepe – Aye, Mr. Dorjets – Aye, Mr. Henchy – Aye, Mr. Keswani – Aye and Ms. Pincus – Aye

Approval of Meeting minutes from September 14, 2026

Mr. Keswani made a motion to approve the minutes from September 14, 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

Ms. Pincus made a motion to adjourn the meeting. Mr. Keswani 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 7:40 PM.

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