



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing on
Monday, January 8, 2024 at 7:00 PM
Virtual Meeting
Joint Meeting with the Earth Removal Board

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

Please click the link below to join the virtual Zoning Board of Appeals Meeting:

<https://us02web.zoom.us/j/678777141>

For audio only, call the number below and enter the Meeting ID on your telephone keypad:

Call in Number: 978-639-3366 or 470-250-9358

Meeting ID: 678 777 141

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Old Business:

- 7:00 PM CONTINUED Public Hearing, Case 23-36 – Evan Ruppell, applicant and 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 **28 Firecut Lane**, Assessor's Map G04-0441, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 7:10 PM CONTINUED Public Hearing, Case 23-40 – John Dederian, applicant, and Bonnie Brook Realty Corp, owner seek to appeal the Building Inspector's determination in a letter dated October 10, 2023 under the provisions of MGL Chapter 40A, Section 15, and Sections 1330, 5600 and 6100 of the Town of Sudbury Zoning Bylaw regarding the 2020 updated inclusionary affordable housing by Law at **Maynard Road**, Road (Assessor's Maps G08-0025 and G08-0500), Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
- 7:20 PM CONTINUED Public Hearing, Case 23-41 – Marcy Wolke, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2421, 2422, 2440, 2445 and 6200 of the Town of Sudbury Zoning Bylaw to build an addition over a deck in a pre-existing non-conforming lot at **1 Pinewood Avenue**, Assessor's Map F04-0136, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts

7:30 PM CONTINUED Public Hearing, Case 23-42 – Dominic Mangano, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2000, 2460B, and 6200 of the Town of Sudbury Zoning Bylaw to demolish and construct a 2,595 Sq Ft House at **5 Easy Street**, Assessor's Map K05-0217, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts

New Business:

7:40 PM Public Hearing, Case 24-01 – Maura Carty, applicant, and Sudbury Swim & Tennis Club, Inc., owner seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2325 and 6200 of the Town of Sudbury Zoning Bylaw to alter the shape and location of the existing pool in order to improve accessibility at **60 Hemlock Road** (Assessor's Maps H05-0029), Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.

7:50 PM Public Hearing, Case 24-02 – Herb Chambers MB Sudbury LLC, applicant and owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3290 and 6200 of the Town of Sudbury Zoning Bylaw to install signage at **141 Boston Post Road**, Assessor's Map K11-0019, Single Residence A-1 Zoning District.

Untimed Items:

1. Approve Zoning Board of Appeals Meeting Minutes from December 4, 2023
2. Zoning Board of Appeals and Earth Removal Board Reorganizations.
3. Approval of the 2023 Annual Reports for the Zoning Board of Appeals and Earth Removal Board.
4. Review and Vote on Rules and Regulations – Earth Removal Board.
5. Review and Vote on Rules and Regulations – Zoning Board of Appeals.
6. Review and Vote on Supplemental Rules for Comprehensive Permits.
7. Vote to Approve Warrant Article: Zoning Board of Appeals Revolving Fund.
8. Administrative Report.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.