



Town of Sudbury

Zoning Board of Appeals

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<http://www.sudbury.ma.us/services/planning>

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM
MONDAY, SEPTEMBER 14, 2015
Lower Town Hall, 322 Concord Road, Sudbury, MA

1. CONTINUATION: Public Hearing, Case 15-25 –Sudbury American Legion Post 191, Inc., applicant and owner of property, for renewal of Use Variance 12-21, granted under the provisions of Section 2230 of the Zoning Bylaws, to use the building and property as a private clubhouse and meeting hall, property shown on Town Assessor Map K05-0020, 676 BOSTON POST ROAD, Residential Zone A-1.
2. Public Hearing, Case 15-29 – Todd and Andrea Jewett, applicants, for a Variance under the provisions of Section 2600 of the Zoning Bylaw, to reduce the lot area and frontage of the property below the minimum requirements for the zoning district, property shown on Town Assessor Map H09-0049, 308 Concord Road, Residential Zone A-1.
3. Public Hearing, Case 15-26 – Joakim Monstad, applicant, for a renewal of a Special Permit 14-20, under the provisions of Section 2313 of the Zoning Bylaws, to raise up to 8 hens, property shown on Town Assessor Map G04-0501, 563 Hudson Road, Residential Zone A-1.
4. Public Hearing, Case 15-30 – Anne Stone, Sharon Sutherland and Jamie Denn applicants, for Renewal of Special Permit Case 12-35 under the provisions of Section 2313 of the Zoning Bylaw, to continue to operate a kennel on the premises, property shown on Town Assessor Map K06-0602, 554 Boston Post Road, Residential Zone A-1.
5. Public Hearing, Case 15-27 – Min Li, applicant, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to construct an attached 2 stall garage measuring 24' x 24' on a nonconforming lot resulting in a front yard setback deficiency of approximately 3'4'' feet, property shown on Town Assessor Map M10-0230, 4 Brooks Road, Residential Zone A.
6. Public Hearing, Case 15-28 – Rosalind Morville, applicant and owner, for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to demolish and reconstruct a 2 stall garage measuring approximately 576 square feet on a nonconforming lot that would exceed the total area of the original structure and result in a side yard deficiency of 13'6'' feet, property shown on Town Assessor Map F04-0619, 43 Pinewood Avenue, Residential Zone A-1.
7. Public Hearing, Case 15-31 – Peter Kendall, applicant and owner, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to expand a porch on a nonconforming lot resulting in a front yard setback deficiency of approximately 6' feet, property shown on Town Assessor Map H06-0310, 112 Pratts Mill Road, Residential Zone A-1.

8. Public Hearing, Case 15-32 – Eric Becker, applicant, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaw, to construct a shed measuring 12' x 18' on a nonconforming lot resulting in a front yard setback deficiency of approximately 11' feet and a side yard setback deficiency of approximately 11' feet, property shown on Town Assessor Map B07-0137, 6 Maybury Road, Residential Zone A.

Approval of Meeting Minutes – August 3, 2015.

Other Business Items.

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.