

SUDBURY ZONING BOARD OF APPEALS
MINUTES
SEPTEMBER 26, 2016

The Board consisted of:

Jonathan F.X. O'Brien, Chair; Jonathan G. Gossels; Nancy Rubenstein; John Riordan (Alternate) and William Ray (Alternate).

Also present at the meeting on behalf of the Town were: Mark Herweck, Building Inspector and Zoning Enforcement Agent.

The meeting was opened at 7:30 p.m.

Mr. O'Brien opened the hearing reading the notice as published in the newspaper.

1. CONTINUATION - Public Hearing Case 16-14 – Deborah and David Gordenstein, Applicants and Owners for a Special Permit under the provisions of Section 2313 of the Zoning Bylaw, to raise up to 8 hens on the premises, property shown on Town Map E08-0019, 208 Marlboro Road, Residential Zone A-1.

Jonathan G. Gossels, Acting Chair for this case.

Mr. and Mrs. Gordenstein were present at the hearing. Mrs. Gordenstein stated that when they applied the first time they already had chickens at their property. The applicant takes responsibility for the process and understands that when she met with the animal control officer, she was under the impression that she was fine to go ahead with her chicken coop. The applicant shared with the Board that she has met with her neighbor and believes she addressed all the issues. She also shared that she purchased "bark collars" for her dogs.

Natalie Haight from 275 Morse Road was present at the hearing and stated the dogs seem to be quieter and does not mind the chickens or the sounds they make at all. She just wants to make sure that the process is followed and the proper permits are obtained from the Town before having the chickens.

Following the discussion, the Board approved this petition for no more than (8) eight chickens with no roosters. The chicken coop and pen area will be at an existing shed. The run will be fully enclosed no greater than fifteen (15) feet long by three (3) feet wide, constructed in accordance with and as located on the schematic provided with the application for the Special Permit. One low-watt light no greater than 60 watts will be allowed inside the chicken coop. The light may be turned on 24-hours per day. All waste shall be composted or disposed of in the household trash to be removed from the property on a regular basis. The waste shall be odorless to any neighbors.

Motion made and seconded to approved petition 16-14 for 9 months.

2. Public Hearing Case 16-22 – Erica Andrews applicant and owner, for a Special Permit under the provisions of Section 5500 of the Sudbury Zoning Bylaws, to allow an Accessory Dwelling Unit that is no greater than 936 s.f., property shown on Town Map G09-0009, at 379 Concord Road, Residential Zone C-1.

Erica Andrews was present at the hearing and is the new owner of 379 Concord Road. She purchased the house on July 1, 2015. The previous owner had an accessory dwelling unit permit that expired upon the sale of the property.

The Board asked a few questions about the layout of the accessory dwelling and the current use. The applicant replied that the unit is part of the original farm house located on the first floor; currently being used

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by her mother when she visits. In the future, she would like to rent it to a friend that is a school teacher in town. Mrs. Andrews added that there is plenty of room for parking space.

No neighbors were present for this petition.

Motion made and seconded to approved petition 16-22.

There being no further business, the meeting was adjourned at 8:30 p.m.

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