



# Town of Sudbury

## Zoning Board of Appeals

appeals@sudbury.ma.us

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

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3389  
Fax: 978-443-0756

### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM

MONDAY, FEBRUARY 6, 2017

Lower Town Hall, 322 Concord Road, Sudbury, MA

1. CONTINUATION - Public Hearing, Case 16-25 – Justin Oliver, applicant and owner, for Renewal of Special Permit 15-20 under the provisions of Section 2340 of the Zoning Bylaw, to conduct a Home Business, specifically for music lessons, Assessor's Map G05-0108, 17 Barton Drive, Residential Zone A-1.
2. CONTINUATION - Public Hearing, Case 16-26 – Peter Cramer and Ada Vassilovski, Applicants and Owners, for Renewal of Special Permit 11-14 under the provisions of Section 2313 of the Zoning Bylaws, to raise hens at 40 Singletary Lane, property shown on Town Assessor Map K09-0123, Residential Zone A-1.
3. Public Hearing, Case 17-1– Applicant Pro's Home Services and Owner Christina Gill and Sander Alves for a Modification of Special Permit 16-9 under the provisions of Section 2460B of the Zoning Bylaw to build a 2 car garage at grade level; flush with existing porch, 53.5 feet from the front yard setback on Dutton Road and 40.025 feet from a side yard frontage setback on Summer Street and a mud room measuring approximately 280 square feet, on a non-conforming property at 429 Dutton Road, shown on Town Assessor Map H05-0257, Residential Zone A-1.
4. 22 Wagonwheel Landscape Design Agreement.
5. CONTINUATION - Public Hearing Case 16-21 – B'nai Brith Housing New England, Inc./Covenant Commonwealth Corporation—Post Road Limited Partnership (Owner), Applicants, for a Comprehensive Permit and Substantial Modification of the existing Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05, to allow construction at 187 Boston Post Road of a second 56-unit senior age-restricted housing building. This application constitutes Phase II of the project originally approved in 2011, and includes the subdivision of the 6 acre parcel into two 3 acre parcels to accommodate the new structure. The project is known as Coolidge at Sudbury, Phase Two, and is identified as Assessor's map and parcel K10-0012.
6. Approval of Meeting Minutes for August 17, 2016; September 12, 2016 and September 20, 2016; October 24, 2016 and November 18, 2016 meetings.

### 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.*