



Town of Sudbury

Zoning Board of Appeals

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

appeals@sudbury.ma.us

www.sudbury.ma.us/boardofappeals

MINUTES

FEBRUARY 3, 2020 AT 7:30 PM

LOWER TOWN HALL, 322 CONCORD ROAD, SUDBURY, MA

Members Present: Chair John Riordan, Jonathan Gossels, Frank Riepe, Nancy Rubenstein, Associate, David Booth, and Associate Jennifer Pincus

Members Absent: Clerk William Ray

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Riordan opened the public hearing at 7:30 PM by noting the presence of a quorum. Mr. Riordan asked Mr. Booth and Ms. Pincus to sit in place of Mr. Ray, who was absent from the meeting, and Ms. Rubenstein, who was absent from the previous meeting, to act on application for One Liberty Ledge, Case 20-01. Mr. Riordan then asked Mr. Booth to read the legal notice as published in the newspaper into the record, which noted the following Zoning Board of Appeals applications and opened all of the public hearings listed below.

Mr. Riordan noted the requirements for Special Permits and Variances as discussed in the Zoning Bylaw.

CONTINUED Public Hearing, Case 20-01 – Camp Sewataro, LLC, Applicant, and Town of Sudbury, Owner, seek modifications of Special Permits 16-28 and 16-28/B under the provisions of Section 2140 of the Town of Sudbury Zoning Bylaw to modify the existing permits regarding a change in ownership and to increase the number of campers allowed by the existing Special Permits from 600 to 650 at One Liberty Ledge; Assessor’s Map C08, Lots 113-117, 119-121, 138-140, 142, 144-152, 154, 163, 164, and 502; Assessor’s Map C09-0165; and Assessor’s Map D08-0523 and 0524; Single Residence A-1 Zoning District

Scott Brody, the new Camp Operator, attorney David Wiener from Anderson & Kreiger LLP, and Kristen Drummey, the Camp Sewataro Community Liaison, were present to discuss the application with the Zoning Board of Appeals.

Mr. Riordan thanked the Applicants for being accommodating in conducting a site visit by the Zoning Board of Appeals to the subject property on January 14, 2010. He then asked the Applicants to provide a status update regarding the number of scholarship campers which would be at the camp.

Ms. Drummey indicated any camper over the number 600 would be a scholarship recipient camper up to 650 campers. Mr. Brody clarified the Camp Operator and Management Contract required at least 10 camper slots be scholarship campers from the Town of Sudbury.

Mr. Riepe asked if the Town was aware of any issues with the size of the camp population. Mr. Duchesneau verified that in conversations with the Building Department and the Fire Department, there had never been any issues raised regarding the camp's population, the annual inspections, or yearly operations of the camp.

Ms. Drummey elaborated on the scholarship camper slots and the length of time each camper would attend the camp. She noted the camp would be very flexible in accommodating the numerous scholarship campers whose length of stay would vary from session to session. Mr. Riordan confirmed that, as proposed, there would be no more than 650 campers on the premises at any one time and Mr. Brody indicated that was correct.

Mr. Riepe was impressed as to how professionally the camp will continue to be run moving forward.

Mr. Riordan asked if there were any members of the public who wished to speak but no one came forward.

There was then discussion regarding proposed additional conditions which might be attached to the modified Special Permit including reference to the Camp Operator and Management Contract and requirements of inspections each year. It was also noted the timeframe of the Special Permit should be consistent with the period of the Camp Operator and Management Contract. As such, Mr. Riordan recommended the Special Permit should be valid for a period of three years. Ms. Rubenstein recommended the Applicant be required to return to the Zoning Board of Appeals for an operational review and approval each year. Mr. Gossels felt a term of three years, consistent with the terms of the Camp Operator and Management Contract, would help the camp have secure financing options moving forward.

Mr. Duchesneau then summarized the proposed conditions which would be included in the modified Special Permit.

The Board found the use was in harmony with the general purpose and intent of the Zoning Bylaw.

The use was in an appropriate location, was not detrimental to the neighborhood, and did not significantly alter the character of the zoning district.

The Board also found adequate and appropriate facilities would be provided for the proper operation of the proposed use.

The proposed use would not be detrimental or offensive to the adjoining zoning districts or neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or other visual nuisance.

The Board found the proposed use would not cause undue traffic congestion in the immediate area.

Mr. Booth made a motion to approve the application as presented with modified conditions as discussed by the Zoning Board of Appeals. Ms. Pincus seconded the motion. The vote was unanimous, 5-0.

Public Hearing, Case 20-02 – Ruchi and Joseph Newman, Applicants and Owners, seek a Special Permit under the provisions of Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to create an Accessory Dwelling Unit at 10 Nashoba Road, Assessor’s Map J10-0404, Single Residence C-2 Zoning District

Applicants and Owners Ruchi and Joseph Newman, and Kyle Dube, project manager, were present to discuss the application with the Zoning Board of Appeals. Mr. Newman indicated they were seeking to convert an existing attached workshop into a living space and connect it to the rest of the living space via a hallway at the rear of the dwelling. The only new structural addition and square footage would be the proposed hallway.

Mr. Gossels felt the proposal was completely in line with the Accessory Dwelling Unit Zoning Bylaw and why it had been implemented.

Mr. Riordan asked if there were any members of the public who wished to speak but no one came forward.

The Board found the use was in harmony with the general purpose and intent of the Zoning Bylaw.

The use was in an appropriate location, was not detrimental to the neighborhood, and did not significantly alter the character of the zoning district.

The Board also found adequate and appropriate facilities would be provided for the proper operation of the proposed use.

The proposed use would not be detrimental or offensive to the adjoining zoning districts or neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or other visual nuisance.

The Board found the proposed use would not cause undue traffic congestion in the immediate area.

Mr. Riordan asked Mr. Booth to act on the application in place of Mr. Ray, who was absent from the meeting.

Mr. Booth made a motion to approve the application as presented with standard conditions. Mr. Gossels seconded the motion. The vote was unanimous, 5-0, with Mr. Booth voting in place of Mr. Ray.

Approval of Meeting Minutes for January 6, 2020

Mr. Riordan decided to postpone the review of these minutes until the Board’s next meeting in March 2020.

Administrative Report

Mr. Duchesneau introduced Ms. Perry as the new Planning and Zoning Coordinator.

Mr. Duchesneau also indicated the Quarry North/Melone property residential development project would soon be filing a formal application with the Planning and Community Development Department, which would necessitate a public hearing by the Zoning Board of Appeals.

Mr. Gossels made a motion to adjourn the meeting. Mr. Booth seconded the motion. The vote was unanimous, 5-0. The meeting was adjourned at 9:10 PM.