



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, June 8, 2020 at 7:30 PM
Virtual Meeting

Here are the meeting details for residents to participate in this meeting.

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

<https://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

Regarding the following applications and matters:

1. CONTINUED Public Hearing, Case 20-09 – Daniel DePompei, Applicant, seeks to appeal the Planning Board’s Site Plan Review decision dated March 11, 2020 under the provisions of MGL Chapter 40A, Section 8, and Section 6390A of the Town of Sudbury Zoning Bylaw, for the property at **113 Haynes Road**, Assessor’s Maps D09-0002 and D09-0300, Single Residence A-1 Zoning District
2. CONTINUED Public Hearing, Case 20-11 – Marielle Delnomdedieu, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2240 and 6200 of the Town of Sudbury Zoning Bylaw to extend an approximately 450 square foot addition on a pre-existing nonconforming single-family dwelling further into the front yard setback at **66 Pinewood Avenue**, Assessor’s Map F04-0723, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts
3. Public Hearing, Case 20-12 – Quarry North Road LLC, Applicant, and the Town of Sudbury, the Sudbury Water District, and Quarry North Road LLC, Owners, seek 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 erect permanent and temporary signage as part of a proposed 274 unit residential development at **16 and 36 North Road**, Assessor’s Maps C12-0003, C12-0004, and C12-0100, Research-1, North Road Residential Overlay District, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts

4. Public Hearing, Case 20-13 – Mustang Development Advisors, Applicant and Owner, seeks to amend Special Permit 19-32 under the provisions of MGL Chapter 40A, Section 9, and Sections 2460B and 6200 of the Town of Sudbury Zoning Bylaw to modify the setback dimensions for a proposed single-family dwelling, including reducing the rear yard setback from 8.2 feet to 7.2 feet at **16 Oakwood Avenue**, Assessor's Map F04-0304, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts
5. Public Hearing, Case 20-14 – Madjack 7, LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 5500 and 6200 of the Town of Sudbury Zoning Bylaw to create an Accessory Dwelling Unit at **54 Rambling Road**, Assessor's Map M09-0132, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts
6. Discussion Regarding Proposed Zoning Bylaw Amendment regarding Storage Trailers/Containers
7. Approve Meeting Minutes from April 6, 2020, April 21, 2020, and May 11, 2020
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.