



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, May 10, 2021

7:00 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. Public Hearing, Case 21-07 – Anna Veloutsos, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to ten (10) hens at **47 Great Road**, Assessor's Map C07-0011, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
2. Public Hearing, Case 21-08 – Agnoli Sign Co., Inc, Applicant, and 554 BPR LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3280, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install halo lit lettering wall signage, a freestanding sign, directional signage, and office wall signage at **554 & 560 Boston Post Road**, Assessor's Map K06-0602, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-09 – Christine and Darren Coen, Applicants and Owners, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2445 and 6200 of the Town of Sudbury Zoning Bylaw to construct an addition with a garage and living space at **16 Basswood Avenue**, Assessor's Map F04-0322, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
4. Public Hearing, Case 21-11 – Phillips Edison & Company, Applicant, and Sudbury Crossing Station LLC, Owner, seek a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 3120 and 6200 of the Town of Sudbury Zoning Bylaw to reduce the number of parking spaces at a property with a pre-existing nonconforming parking situation at **423 & 437 Boston Post Road**, Assessor's Map K08-0004, Limited Business-6 and Water Resource Protection Overlay District Zone II Zoning Districts.

5. Public Hearing, Case 21-12 – Maura Carty, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2313 and 6200 of the Town of Sudbury Zoning Bylaw to raise up to ten (10) hens at **15 Stonebrook Road**, Assessor's Map J06-0314, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 21-13 – Joshua Peck, Applicant, and Lisa Evans, Owner, seek 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 construct an accessory dwelling unit at **91 Witherell Drive**, Assessor's Map D06-0417, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
7. Approve Meeting Minutes from April 5, 2021.
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.