



Town of Sudbury

Zoning Board of Appeals

appeals@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/boardofappeals

REVISED #3 AGENDA

Monday, June 7, 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. *Application will be Withdrawn Without Prejudice*****

Continued 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.

2. Public Hearing, Case 21-14 – Herb Chambers 83 Boston Post Road, LLC, Applicant and Owner, seeks to amend Special Permit 18-42,43,44 under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part C, Uses 12, 13, and 14, and 6200 of the Town of Sudbury Zoning Bylaw to modify the hours of operation listed in Condition #2 for **83 Boston Post Road**, Assessor's Map K11-0015 and K11-0099, Industrial-4 Zoning District.

3. Public Hearing, Case 21-15 – Peter Veloutsos, Applicant, and Owner, seeks to amend Special Permit 14-12 under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2445, 2600, Appendix B, and 6200 of the Town of Sudbury Zoning Bylaw to change window layouts and styles, garage door styles, and staircase and bulkhead locations at **47 Great Road**, Assessor's Map C07-0011, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 21-16 – Seth Adler, Trustee, Applicant, and BayBath Condo Association, Owner, seek to amend Special Permit 07-48 under the provisions of MGL Chapter 40A, Section 9, and Sections 3265A, 3290, and 6200 of the Town of Sudbury

Zoning Bylaw to modify an existing freestanding sign at **215 Boston Post Road**, Assessor's Map K10-0007, Business-16 Zoning District.

5. Public Hearing, Case 21-17 – Warrior Homes LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2420, 2445, and 6200 of the Town of Sudbury Zoning Bylaw to construct an approximately 60 square foot addition on a pre-existing nonconforming single-family dwelling at **24 Stone Road**, Assessor's Map K06-0307, Single Residence A-1 and Water Resource Protection Overlay District Zone II Zoning Districts.
6. Public Hearing, Case 21-18 – 631 Medical Office LLC, Applicant and Owner, seeks a Special Permit under the provisions of MGL Chapter 40A, Section 9, and Sections 2230, Appendix A, Part C, Use 18, and 6200 of the Town of Sudbury Zoning Bylaw to operate a medical center or clinic at **631 Boston Post Road**, Assessor's Map K06-0502, Single Residence C-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
7. Public Hearing, Case 21-19 – Jean Nam and David Haas, Applicants and Owners, 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 create an Accessory Dwelling Unit at **81 Newbridge Road**, Assessor's Map G11-0109, Single Residence C-2 Zoning District.
8. The Coolidge at Sudbury – Phase 2 Comprehensive Permit, 187 Boston Post Road (Assessor's Map K10-0081) – Release of Performance Bond (Miscellaneous) Request.
9. Approve Meeting Minutes from April 5, 2021 and May 10, 2021.
10. 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.