



Town of Sudbury

Zoning Board of Appeals

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AGENDA

Monday, October 4, 2021

7:00 PM

Virtual Meeting

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so in the following manner:

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

<https://us02web.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

No in-person attendance of members of the public will be permitted and public participation in any public hearing conducted during this meeting shall be by remote means only.

Regarding the following applications and matters:

1. Public Hearing, Case 21-26 – Michael Collins, Applicant and Owner, seeks to appeal the Building Inspector's determination in a letter dated July 28, 2021 under the provisions of MGL Chapter 40A, Sections 13 and 14, and Sections 1330 and 6100 of the Town of Sudbury Zoning Bylaw regarding the pre-existing nonconforming protection status of the property at **504 Hudson Road**, Assessor's Map F04-0122, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
2. Public Hearing, Case 21-27 – The Apartments at Cold Brook Crossing LLC, Applicant and Owner, seeks to amend Special Permit 20-12 under the provisions of MGL Chapter 40A, Section 9, and Sections 3200, 3265, 3266, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to modify signage at **435 & 437 Cold Brook Drive**, Assessor's Map C12-0101, Research-1, Melone Smart Growth Overlay District, and Water Resource Protection Overlay District Zone II Zoning Districts.
3. Public Hearing, Case 21-28 – Tracey Diehl for Citizens Bank, Applicant, and Twin Holdings LLC, Owner, seek to amend Special Permit 04-09 under the provisions of MGL Chapter 40A, Section 9, and Sections 3260, 3261.a, 3264, 3265, 3265B, 3266, 3290, and 6200 of the Town of Sudbury Zoning Bylaw to install new signage at **450 Boston Post Road**, Assessor's Map K08-0066, Business-5 and Water Resource Protection Overlay District Zone II Zoning Districts.

4. Public Hearing, Case 21-29 – James & Sarah Kelly, 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 **19 Oakwood Avenue**, Assessor's Map F04-0232, Single Residence A-1 and Water Resource Protection Overlay District Zone III Zoning Districts.
5. Amendments to Special Permit Application Form and Special Permit Application for Signs Application Form.
6. Approve Meeting Minutes from September 13, 2021.
7. 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.