



# Town of Sudbury

## Zoning Board of Appeals

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### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM

MONDAY, JANUARY 9, 2017

Flynn Building, Silva Meeting Room, Second Floor  
278 Old Sudbury Road, Sudbury, MA

1. Public Hearing, Case 16-25 – Justin Oliver, applicant and owner, for Renewal of Special Permit 15-20 under the provisions of Section 2340 of the Zoning Bylaw, to conduct a Home Business, specifically for music lessons, Assessor's Map G05-0108, 17 Barton Drive, Residential Zone A-1.
2. Public Hearing, Case 16-26 – Peter Cramer and Ada Vassilovski, Applicants and Owners, for Renewal of Special Permit 11-14 under the provisions of Section 2313 of the Zoning Bylaws, to raise hens at 40 Singletary Lane, property shown on Town Assessor Map K09-0123, Residential Zone A-1.
3. Public Hearing, Case 16-27 – Ashraf Youssef, Applicant and Owner, for a Special Permit under the provisions of Section 3226 and 3241 of the Zoning Bylaw, to install LED signs at 100 Boston Post Road, property shown on Town Assessor Map K11-0010, Business Zone.
4. Public Hearing, Case 16-29 – Applicant Michael A. Palmer and Owner Woodside Development, LLC, for a Variance under the provisions of Section 2600 and Section 2620 Appendix B of the Zoning Bylaw, to request a dimensional variance of 10 inches to the maximum height of the structure which is 35 feet in the subject Zoning District at 34 Candy Hill Lane, property shown on Town Assessor Map G10-0505, Residential Zone C.
5. Public Hearing, Case 16-30 – Applicant Pro's Home Services and Owner Christina Gill and Sander Alves for a Modification of Special Permit 16-9 under the provisions of Section 2460B of the Zoning Bylaw to build a 2 car garage on grade level including a mud room measuring approximately 749 square feet on a non-conforming property at 429 Dutton Road, shown on Town Assessor Map H05-0257, Residential Zone A-1.
6. Public Hearing Case 16-31- Applicant Roberta Henderson and Owner Henderson House of Sudbury Realty Trust for a Variance from Article 4200 Section 4243M (2) of the Zoning Bylaws to increase the capacity of wastewater works at 642 Boston Post Road "Sudbury Pines", property shown on Town Assessor Map K06-0004, Zoning District LBD1.
7. CONTINUATION - Public Hearing Case 16-21 – B'nai Brith Housing New England, Inc./Covenant Commonwealth Corporation—Post Road Limited Partnership (Owner), Applicants, for a Comprehensive Permit and Substantial Modification of the existing Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.04 & 56.05, to allow construction at 187 Boston Post Road of a second 56-unit senior age-restricted housing building. This application constitutes Phase II of the project originally approved in 2011, and includes the subdivision of the 6 acre parcel into two 3 acre parcels to accommodate the new structure. The project is known as Coolidge at Sudbury, Phase Two, and is identified as Assessor's map and parcel K10-0012.
8. Approval of Meeting Minutes for November 7, 2016 Regular and Executive Sessions.
9. Approval of 2016 Annual Reports for the ZBA and ERB.

#### Other Business Items.

A) 22 Wagonwheel Landscape Design Agreement.

*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.*