

SUMMARY OF DECISIONS

Hearing Date: May 7, 2025

#2025-3: The petition of James Radcliffe for a modification to an existing Finding under Section 1.4.6 to construct an addition to a pre-existing, non-conforming dwelling at 42 Whitney Street which is in a Residence B district, was granted January 15, 2025, subject to conditions.

#2025-2: The petition of Rebecca Ely for a Finding under Section 1.4.6 to construct additions to a pre-existing, non-conforming house at 26 Maple, Sherborn, MA which is in a Residence B district was granted January 15, 2025, subject to conditions.

Hearing Date: May 7, 2025

Request of Will Adams, Toll Brothers, for an extension to the Comprehensive Permit for the project known as Coolidge Crossing, 84-86 Coolidge Street which is in a Residence A was granted May 7, 2025 with a June 21, 2026 extension date.

#2025-3: The petition of Frank Wadas for a Special Permit under Section 3.2.2 to maintain an accessory housekeeping unit at 1 Knollcrest Farm Lane, Sherborn, MA which is in a Residence B district was granted May 7, 2025 with a May 7, 2029 expiration date, subject to conditions.

#2025-4: The petition of George Fiske for renewal of a Special Permit under Sections 3.2.17, 3.2.20 & 5.2.7 to maintain an office building and an antique store with signage at 20 North Main Street which is in a Business P district was granted May 7, 2025 with a May 7, 2030 expiration date, subject to conditions.

#2025-5: The petition of Gary Lybarsky for renewal of a Special Permit under Section 3.2.19 for a retail operation (doggy day care) at 6 Powderhouse Lane which is in a Business G district was granted May 7, 2025 with a May 7, 2030 expiration date, subject to conditions.

#2025-6: The petition of Alex Weatherall for renewal of a Special Permit under Section 3.2.18, 3.2.19, 3.2.22, 5.2.3 & 5.2.7 to operate a gas station, restaurant & retail business with signage and to maintain an oversized sign at 21 South Main Street which is in a Business G district was granted May 7, 2025 with a May 7, 2030 expiration date, subject to conditions.

#2025-7: The petition of Eduardo Rosa for a Special Permit under Section 3.2.2 to maintain an accessory housekeeping unit at 39 Wildwood Drive, Sherborn, MA which is in a Residence B district was granted May 7, 2025 with a May 7, 2029 expiration date, subject to conditions.

Hearing Date: July 30, 2025

#2025-8: The petition of John Soglia for a Special Permit under Section 240-3.2.21 to maintain more than 3 garage spaces at 45 Spywood Road, Sherborn, MA which is in a Residence C district was granted July 30, 2025 subject to conditions.

#2025-9: The petition of Gabe Schervish for a Finding from Section 240-1.4.6 to construct an addition to a pre-existing, non-conforming dwelling at 137 Prospect Street, Sherborn, MA which is in a Residence B district was granted July 30, 2025 subject to conditions.

Copies of the decision letters are available at the Select Board's Office, Town Hall.

Sherborn Zoning Board of Appeals

Hearing Date: August 28, 2025

#2025-10: The petition of Richard & Heather Littlefield for a Finding from Section 240-1.4.6 to construct an addition to a pre-existing, non-conforming dwelling at 5 Zions Lane, Sherborn, MA was granted August 28, 2025 subject to conditions.

#2025-11: The petition of Chrisanne & Mark Craven for a Variance from Section 4.2 to maintain an existing lot width (199.76') at front setback line at 250 Western Avenue was granted August 28, 2025 subject to conditions.

Copies of the decision letters are available at the Select Board's Office, Town Hall.

Sherborn Zoning Board of Appeals

Hearing Date: September 24, 2025

#2025-14: The petition of Steven Constantine for a Finding from Section 240-1.4.6 to rebuild & extend a pre-existing, non-conforming deck that is attached to a pre-existing, non-conforming dwelling at 30 North Main Street, Sherborn, MA which is in a Residence A district was granted September 24, 2025, subject to conditions.

#2025-15: The petition of Keith Lewis for Alessandra Ferzoco & Chris Stokes for a Finding from Section 240-1.4.6 to change the roof line of a pre-existing, non-conforming dwelling at 81 Prospect Street which is in a Residence B district was withdrawn by the petitioners prior to the hearing.

#2025-16: The petition of Nora & Bose Kochupurakkal for a Finding from Section 240-1.4.6 to build an addition to a pre-existing, non-conforming dwelling at 156 South Main Street which is in a Residence A district was granted September 24, 2025, subject to conditions.

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Sherborn Zoning Board of Appeals

SUMMARY OF DECISIONS

Hearing Date: November 10, 2025

#2025-17: The petition of Raymond Wiese for renewal of a Special Permit under Section 240-3.3 to maintain living accommodations in a nonresidential building at 28R North Main Street was granted November 10, 2025, with a November 10, 2029 expiration date, subject to conditions.

#2025-18: The petition of Marianna Howland for renewal of a Special Permit under Section 240-3.2.2 to maintain an accessory housekeeping unit at 52 Brush Hill Road was granted November 10, 2025, with a November 10, 2029 expiration date, subject to conditions.

#2025-19: The petition of Monica Williams for renewal of a Special Permit under Section 240-3.2.5 to operate a flux pilates studio at 34 South Main Street was granted November 10, 2025 with a November 10, 2030 expiration date, subject to conditions.

#2025-20: The petition of Gerado Ortiz-Jaime for renewal of a Special Permit under Section 240-3.2.5 to operate a landscape business at 19 Western Avenue was granted November 10, 2025 with a November 10, 2030 expiration date, subject to conditions.

#2025-21: The petition of Andre Barros for renewal of a Special Permit under Section 240-3.2.5 to operate a landscape business at 41 Perry Street was granted November 10, 2025 with a November 10, 2030 expiration date, subject to conditions.

#2025-22: The petition of Christina Davock for a Finding from 240-1.4.6 for an addition & deck modifications to a pre-existing, non-conforming dwelling on a pre-existing, non-conforming lot at 20 Lake Street was granted November 10, 2025 subject to conditions.

#2025-23: The petition of Theresa & Eric Luskin for a Variance from Section 240-4.2 to construct a 10' x 12' garden shed on a pre-existing, non-conforming lot at 263 Western Ave was withdrawn on November 10, 2025.

Copies of the decision letters are available at the Select Board's Office, Town Hall.

Sherborn Zoning Board of Appeals