



TOWN OF SUTTON ZONING BOARD OF APPEALS
4 UXBRIDGE ROAD • SUTTON, MA 01590 • (508) 865-8723 • FAX (508) 865-8721

ZONING BOARD OF APPEALS
MEETING MINUTES
September 11, 2008

Approved by: *[Signature]*

Date: 10/2/08

Board Members Present: Russell Sylvia, Acting Chairman; Richard Deschenes, Clerk;
Jeffrey Fenuccio; Gerald Page

Board Members Absent: Arthur Keown, Chairman

Staff: Lynn Dahlin

Others in attendance: Carol Gagner; Domenic Triola; Cheryl Triola; Paul Daulphinais;
Chris Daulphinais; Arline Daulphinais; Michael Sheehan;
Dale King; Gary Maynard; Atty. Stephan Rodolakis; Alin Perry;
Dave Lavallee; Thomas Vassar; Herb Chase; Terrence Windle

7:30PM

Public Hearing to consider the petition of Thomas P. Vassar, 16 Old County Road, for a front setback variance pursuant to §III(B)(3)(Table II of the zoning bylaws in order to construct a garage.

R. Sylvia read the hearing notice as it appeared in the Millbury Sutton Chronicle.

Tom Vassar requested a front setback variance in order to place a (2) car garage on the front side of his residence. It was stated that he lived on a private way in which he was the only resident in the area who had access from that road so it was felt that any infringement was minimal.

J. Fenuccio inquired if it was a single level garage or would it have storage above and was told single level.

G. Page inquired about two other proposed additions on the plan. Dave Lavallee stated that only the garage needed the variance.

All others present in favor or opposition: None

Site inspection scheduled for Saturday September 13, 2008 at 7:20am.

Dave Lavallee will ensure that stakes outlining the proposed garage will be in place for the site visit.

J. Fenuccio motioned, R. Deschenes seconded and the vote was unanimous to continue the public hearing to October 2, 2008 at 7:30pm.

7:40pm

Public Hearing to consider the petition of Dauphinais Concrete for a Special Permit pursuant to §III (A)(4)(G)(2) of the zoning bylaws to permit the use of a Concrete Batching Plant on property located at 7 Kamaitis Road.

R. Sylvia read the hearing notice as it appeared in the Millbury Sutton Chronicle.

Atty. Stephan Rodolakis, representative of the applicant, requested a continuance to October 2, 2008 in order to make their presentation to a full board.

R. Deschenes motioned, J. Fenuccio seconded and the vote was unanimous to continue the hearing to October 2, 2008 at 7:40pm..

7:45pm

Correspondence:

Board acknowledged receipt of the Draft EIR for the Atlas Box project.

Board Acknowledged receipt of Kopelman & Paige opinion letter regarding illuminated signs.

Minutes:

R.Deschenes motioned, J. Fenuccio seconded and the vote was unanimous to accept the minutes from the July 9, 2008 and August 7, 2008 meetings respectively.

7:50pm

Public Hearing to consider the petition of Caren Raad, 115 Uxbridge Road, for a Special Permit pursuant to §(A)(4)(A)(6) of the zoning bylaws in order to provide onsite Income Tax Services to the public.

R. Sylvia read the hearing notice as it appeared in the Millbury Sutton Chronicle.

Caren Raad requested that she be allowed to transfer her existing Special Permit for her Income Tax Service from 18 Singletary Ave. to 115 Uxbridge Road. The original Special Permit was granted in October 2004.

R. Deschenes questioned whether the applicant would be residing at the Uxbridge Road address and was answered yes.

R. Sylvia questioned client flow and was told there were approx.120 clients and they were scheduled hourly from January through April. It was asked if she provided any additional services and was told that she offered accounting services but that it was very minimal. There were maybe 2 clients seen once a month which just involved the dropping off of paperwork..

R. Sylvia questioned the available off street parking and it was stated that there was parking for up to six (6) vehicles.

J. Fenuccio noted that back in 2004 there was issue of a sign and asked if the same sign was moving to the new address. Mrs. Raad stated that it was and noted that it was a small metal sign that pokes into the ground and is only used seasonally.

All others present in favor or opposition:

Dave Lavalley (57 Purgatory Rd.) felt that traffic wise, the Uxbridge Road site was a better location than Singletary Ave.

Site inspection scheduled for Saturday, September 13, 2008 at 8:00am.

R. Deschenes motioned, J. Fenuccio seconded and the vote was unanimous to continue the hearing to October 2, 2008 at 8:00pm.

September 11, 2008
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8:00pm

Public hearing to consider the petition of Michael & Carol Gagner, 6 Waters Road, for a front setback variance pursuant to §III(B)(3)(Table II of the zoning bylaws in order to construct an addition.

R. Sylvia read the hearing notice as it appeared in the Millbury Sutton Chronicle.

Carol Gagner explained that the proposed construction consisted of a single story addition which would contain a bedroom, full bathroom and laundry. Mrs. Gagner noted that there were two (2) small bedrooms on the second floor and the intent was to have a bedroom on the first floor to avoid stairs.

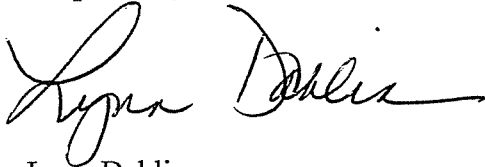
All others present in favor or opposition: None

Site inspection scheduled for Saturday, September 13, 2008 at 7:40am.

R. Deschenes motioned, J. Fenuccio seconded and the vote was unanimous to continue the hearing to October 2, 2008 at 7:50pm

8:10pm - Meeting Adjourned

Respectfully submitted,



Lynn Dahlin
Board of Appeals
Secretary