



TOWN OF SUTTON ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS
MEETING MINUTES
Thursday, May 7, 2009

Approved by: Arthur Keown

Date: June 4, 2009

Board members Present: Arthur Keown, Chairman; Rick Deschenes, Clerk;
Jeffrey Fenuccio

Secretary: Lynn Dahlin

Board Members Excused: Russell Sylvia

Others in Attendance: John Silverberg; Jennifer Callahan; Michael Callahan

7:35pm

Public Hearing to consider the petition of Terrance Anyon of 5 Old Providence Road for a side yard setback variance pursuant to §III(B)(3)(Table (II) of the zoning bylaws in order to permit the construction of an attached garage addition. The property is located in the Village District.

A. Keown read the hearing notice as it appeared in the Millbury-Sutton Chronicle.

Terry Anyon stated that the request was to place an addition which included a garage in the area of an existing driveway. The two family home has been totally renovated and it was felt that the proposed addition as well as the current renovation is an improvement to the area. It was stated that it was a 100% improvement and was now the best that it has ever been, inside and out, and that his family has lived in the home for the last 56 years.

A Keown questioned if it was a two car garage and it was answered that from the Hartness Road side it was a two car garage, but one bay would be able to exit out onto the Providence Rd side.

A. Keown questioned living quarters above.

J. Fenuccio questioned any alterations to the driveway and was told that basically they were not changing anything.

J. Fenuccio questioned the measurements of the addition and L. Dahlin noted that they were on the construction plans and could be brought to the next meeting.

All present in favor or opposition: None

Board members to make individual site inspections.

R. Deschenes motioned, J. Fenuccio seconded, and the vote unanimous to continue the hearing to June 4, 2009 at 7:50pm.

7:45pm

Public Hearing to consider the petition of John Silverberg of 31 Marsh Road for front, rear and side yard setback variances pursuant to §III(B)(3)(Table (II) of the zoning bylaws for the construction of a rear deck and placement of a shed. The property is located in the R-1 Zoning District.

A. Keown read the hearing notice as it appeared in the Millbury- Sutton Chronicle.

John Silverberg stated that he was requesting rear setback relief to construct an open 12'x30' deck with stairs, and front and side setback relief in order to construct a utility shed for storage purposes. It was noted that there was one change in his request in that Circuit Drive noted on the plan is a portion of Dave Winn's abutting property. It was Mr. Winn's concern that his access to his septic system through Circuit Drive would be made difficult if ever needed for repairs. It was agreed upon by both parties to change the front setback request to (5) feet.

A.Keown requested that the applicant stake out the areas in question for the site inspection.

J. Fenuccio questioned if there was an existing deck and it was stated that there wasn't.

J. Fenuccio questioned the prior variance granted and L. Dahlin stated that she would make sure the paperwork was available for the next meeting.

G. Page questioned what was currently located in the front area of the property.

All present in favor or opposition: None

R. Deschenes motioned, J Fenuccio seconded, and the vote unanimous to continue the hearing to June 4, 2009 at 8:00pm.

7:50pm

Public Hearing to consider the petition of Michael & Jennifer Callahan of 112 Uxbridge Road for a front yard setback variance pursuant to §III(B)(3)(Table (II) of the zoning bylaws for the construction of a front porch. The property is located in the R-1 Zoning District.

A. Keown read the public Hearing notice as it appeared in the Millbury Sutton Chronicle.

Michael Callahan explained that the request was for relief from the front setback requirement in order to construct a covered front porch. It would be a replacement of a smaller front porch. They would be increasing the size of the porch to 20'W x 5'D. The current setback from the front property line is (32) ft. They are requesting a (30)-ft. +/- setback.

J. Fenuccio questioned the age of the home and it was stated that it was built in 1932 and was actually the third home built on the property. Two pre-existing homes burned down

Jennifer Callahan stated that after each home burned, the replacements were built upon the same foundation as there was a huge boulder inside the foundation.

A. Keown noted that the base of the porch was already constructed and asked if they were originally planning an open porch. M. Callahan stated no but noted that they had been in the process of starting the roof portion of the porch when the Building Inspector informed them that the setback was incorrect and that they needed to submit the request for a variance.

R. Deschenes motioned, J Fenuccio seconded, and the vote unanimous to continue the hearing to June 4, 2009 at 8:10pm.

Zoning Board of Appeals
May 7, 2009

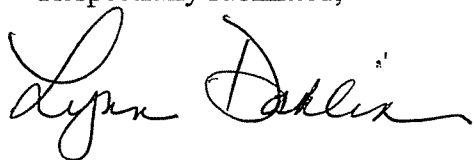
Board Business:

Approval of Minutes: April 2, 2009

J.Fenuccio motioned, R. Deschenes seconded, and the vote unanimous to accept the April 2, 2009 minutes as submitted.

R. Deschenes motioned, F.Fenuccio seconded, and the vote was unanimous to adjourn.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lynn Dahlin".

Lynn Dahlin
Secretary