



TOWN OF SUTTON ZONING BOARD OF APPEALS
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**ZONING BOARD OF APPEALS
MEETING MINUTES**

August 6, 2009

Approved by: AKG

Date: 9/3/09

Board members Present: Arthur Keown, Chairman; Gerald Page; Russ Sylvia
Secretary: Lynn Dahlin
Board Members Absent: Richard Deschenes, Clerk; Jeffrey Fenuccio
Others in Attendance: Jon Heslin; Donna Heslin; Thomas Yaylaian

7:30pm

Public Hearing to consider the petition of Thomas Yaylaian of 126 Manchaug Road, for side yard setback variances pursuant to §III(B)(3)(Table II) and a lot coverage variance pursuant to §III(B)(#)(Table III). The property is located within the Residential-1 Zoning District.

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

Tom Yaylaian explained that he would like to place a 2 story addition onto his existing home as it was very small. The residence was currently and would remain a two bedroom and the existing detached garage would be removed to make room for the construction.

A. Keown questioned the total square footage when done and was told that it was currently 20'x40'. The new construction would only add 14' to the main floor living area and the remainder would be garage space. The second floor would have 20'x34' of additional living area.

R. Sylvia questioned the deck and was told it was existing.

All present in favor or opposition: none

Board to conduct individual site inspections.

R. Sylvia motioned, G. Page seconded and the vote unanimous to continue the hearing to September 3, 2008 at 7:30pm.

7:40pm

Public Hearing to consider the petition of Jon Heslin of 21 Hemlock Drive, for a side yard setback variance pursuant to §III(B)(3)(Table II). The property is located within the Residential-1 Zoning District.

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

Jon Heslin explained that the house he bought had a slider that went nowhere and thought that maybe the original owners had intended to apply for a variance but that it never took place. It was hoped that they could construct a deck six (6) feet out and connect it to the existing deck to the rear of the residence.

R. Sylvia questioned the size of the deck and was told it would be six (6) feet by thirty-four (34) feet and noted that it would also give them an egress off the deck which they currently do not have.

G. Page questioned if the original building permit had a deck included and it was stated that it was unknown.

All present in favor or opposition: None

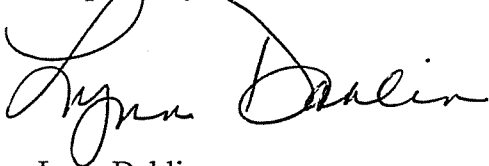
Board members to conduct individual site inspections.

R. Sylvia motioned, G. Page seconded and the vote unanimous to continue the hearing to September 3, 2009 at 7:40pm.

7:45pm

R. Sylvia motioned, G. Page seconded and the vote unanimous to adjourn.

Respectfully submitted,



Lynn Dahlin
Board of Appeals
Secretary