



TOWN OF SUTTON ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS
MINUTES
June 2, 2011

Approved by: *[Signature]*
Date: 7/14/11

Board Members Present: Russ Sylvia, Acting Chairman; Rick Deschenes, Clerk; Gerald Page
Secretary: Lynn Dahlin
Board Members Absent: Arthur Keown; Jeffrey Fenuccio

7:30pm

General Business:

Approval of Minutes

R. Deschenes motioned, Gerald Page seconded and the vote unanimous to approve the May 5, 2011 and May 10, 2011 Minutes as read.

July Meeting to be scheduled on July 14, 2011 due to the holiday.

7:35pm

32 Horne Drive

John & Cynthia Charest: Lot Coverage, Setback variances, and MGL ch.40A Sect. 6 Finding

R.Deschenes motioned, Gerald Page seconded and the vote unanimous to reconvene the hearing.

R. Sylvia asked the applicants if there was any additional information that they wanted to submit to the board prior to closing the hearing. John Charest told the board that at a meeting held the previous evening with the Conservation Commission they had been issued an Order of Conditions that was contingent on the decision made by the B.O.A.

R. Sylvia asked if there was anyone present who wanted to speak in favor or opposition and hearing none requested a motion to close the hearing.

R. Deschenes motioned, Gerald Page seconded and the vote unanimous to close the hearing.

7:40pm

188 Burbank Road

Robert Fisher: Special Permit: Home Business

Submittals: Four (4) colored pictures of affected area to be used for parking of truck

Jack Fisher represented the petitioner as he was out of state at a training session for the home business. It was stated that the homeowner would be buying into a tool franchise and would be selling tools out of his truck and not out of his home. The truck would be parked in the yard after hours until early morning. Mr. Fisher presented to the board four (4) color pictures showing the area to be used for the parking of the tool truck with views from the street, the rear and side of property. He explained that the product was delivered by UPS/ Federal Express which is considered a normal occurrence.

R. Sylvia asked if other than parking the truck, if there would be any other business activities on site and was told no as all business would take place on the road.

R. Sylvia questioned the size of the product deliveries and was told that there would be nothing oversized as the business consisted of hand tools and auto tools.

G. Page questioned if the truck was like a Snap on Tools truck and self contained. He questioned storage of product in the garage.

Mr. Fisher noted that the tool truck was self contained and that there would be no product materials stored anywhere other than on the truck.

All present in favor or opposition: None

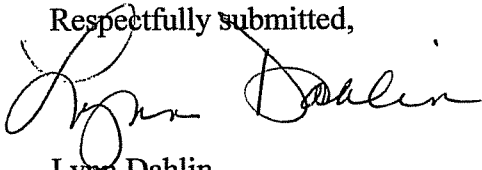
After some discussion it was noted that the pictures were sufficient to identify any impact the parking of the vehicle might have on the area and that a site visit was not necessary.

R. Deschenes motioned, Gerald Page seconded and the vote unanimous to close the hearing.

7:45pm

Meeting Adjourned

Respectfully submitted,



Lynn Dahlin
Secretary