

TOWN OF SUTTON- ZONING BOARD OF APPEALS  
SUTTON TOWN HALL  
MEETING MINUTES  
JUNE 7, 2018

7:30pm. -Meeting was called to Order

**Board Members in attendance:** Rick Deschenes, Chairman; D. Petrelli, Clerk; Michael McGovern; Richard Haskins; James Marran; Christopher Matera, Associate Member

**All others present:** Timothy Thompson; Byron Andrews, Andrews Engineering and Survey; John Couture

**7:30pm - Public Hearing:** 90 McClellan Road: Special Permit as it pertains to I.C.2.d of the Zoning Bylaws to Construct a Farmer's Porch

**Present:** Timothy Thompson, Property Owner.

**Submittals:** Petition dated May 14, 2018; Site Plan titled "Town of Sutton Office of the Building Inspector Building Permit Plot Plan dated April 18, 2018; Certified Abutters List dated April 30, 2018; GIS/ Aerial Maps of area.

R. Deschenes read the public hearing notice into the record as it appeared in the Millbury Sutton Chronicle on May 24, 2018 and May 31, 2018.

Timothy Thompson made his presentation to the Board and answered Board Member questions.

**Public Participation:** None.

Needing no further discussion, D. Petrelli motioned, C. Matera seconded, and the vote unanimous to close the public hearing.

**7:35pm – Public Hearing continued:** 182 Manchaug Road, Special Permit as it pertains to I.C.2.d of the Zoning Bylaws for the tear down and rebuilding of a single family home.

**Present:** Byron Andrews of Andrews Engineering and Survey, Inc.

**New Submittal:** Plan titled "Site Plan/ Tight Tank Plan" 182 Manchaug Road, drawn by ASE with last revision date of 5/18/18 for relocation of Tight Tank

Byron Andrews informed the Board that the relocated tight tank had been approved by the Board of Health as shown on the revised plan he had with him. Along with that plan he provided documentation from the BOH verifying their approval which was contingent on Jim Malley's full review/Site visit and submittal of flood plain elevations. The Board found that their decision could be conditioned upon receiving full Board of Health approval.

Public participation: None.

R. Haskins motioned, D. Petrelli seconded and the vote unanimous to close the public hearing.

**Board Business:**

**Approval of Minutes:** D. Petrelli motioned, C. Matera seconded and the vote unanimous to accept the 5/3/2018 minutes as submitted.

**Decision:** 90 McClellan Road: Special Permit pertaining to I.C.2.d of the Zoning Bylaws to construct a Farmer's Porch

R. Haskins motioned and M. McGovern seconded to grant the special permit for the construction of the Farmer's Porch as depicted on the site submitted site plan.

Discussion:

The Board found that the request was in-keeping with the neighborhood which consisted of other homes that had also had been modified with additions

Vote 6-0 in favor. Motion passes

**Decision:** 182 Manchaug Road, Special Permit as it pertains to I.C.2.d of the Zoning Bylaws for the tear down and rebuilding of a single family home.

M. McGovern motioned and R. Haskins seconded to grant the special permit to demolish the pre-existing non-conforming dwelling with garage and rebuild as per site plan and architectural drawings.

Discussion:

The Board approved the request on the condition that contingencies noted below are met as outlined in the May 30, 2018 BOH correspondence.

1. Jim Malley's full review to be completed
2. Board site visit required for bedroom count necessary to determine potential 2 bedroom deed restriction
3. Submittal of flood plain elevations

Vote: 6-0 in favor. Motion passes

**Decision:** 29 Heritage Road: Special Permit pertaining to I.C.2.d. of the Zoning Bylaws to construct a shed.

R. Deschenes requested that the Board revisit the earlier vote on the petition.

D. Petrelli motioned, M. McGovern seconded and the vote unanimous to reopen the work session.

M. McGovern motioned, R. Haskins seconded to grant the special permit to demolish the existing shed and rebuild a shed as depicted on the site plan.

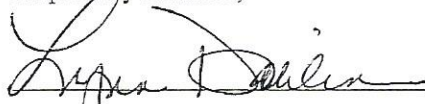
Discussion: H. Haskins noted that when following the check list for the special permit, he felt the request met all the requirements.

1. It was appropriately located as there was fencing between the shed and the abutters.
2. No public utilities involved
3. Not a nuisance to the neighborhood
4. The property owner was removing an existing shed which was more non-conforming than the proposed.

Vote: 6-0 in favor. Motion passes

Meeting Adjourned: 8:00pm

Respectfully submitted,

  
Lynn Dahlin, Secretary

Approved by:

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Richard Deschenes, Chairman

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Date: