

MINUTES
SUDBURY BOARD OF APPEALS
JUNE 19, 2007

The Board consisted of:

Jeffrey P. Klofft, Chairman
Elizabeth A. Taylor, Clerk
Stephen M. Richmond
Nancy G. Rubenstein

The meeting was called to order by the Chairman, Mr. Klofft.

Continue Public Hearing – Omnipoint Communications – Case 06-36
578 Boston Post Road

Since there was no quorum of the ZBA members present for the previous hearings on this case, the hearing was rescheduled to July 31, 2007. A letter has been received from the applicant dated June 18, 2007, requesting the hearing be continued to July 31st and agreeing to extend the date for final action to August 3, 2007.

Continue Public Hearing – Sudbury Auto Care Center – Case 07-36
80 Union Avenue

No action was taken on this application based on evidence that this business is no longer in operation and renewal is moot.

Continue Public Hearing – TD Sudbury Village – Case 06-37
275,289,295,303 Boston Post Road

The minutes for this continuance are contained in a separate document.

Jeffrey P. Klofft, Chairman

Elizabeth A. Taylor, Clerk

Stephen M. Richmond

Nancy G. Rubenstein

MINUTES OF THE PUBLIC HEARING CONTINUATION
SUDBURY BOARD OF APPEALS
JUNE 19, 2007

The Board consisted of:

Stephen M. Richmond, Chairman
Jeffrey P. Klofft, Clerk
Elizabeth A. Taylor
Nancy G. Rubenstein

Also: Jody Kablack, Planning Director

For the Applicant:

Russell Tanner, Applicant
Attorney Joshua Davis

The hearing was reconvened by the Chairman, Mr. Richmond. Alternate Jonas D.L. McCray was not able to be present this evening. However, in accordance with the Mullin Rule as recently adopted by the town, he will review the recording and documents for this hearing in order to be able to participate at any subsequent meetings.

Ms. Kablack noted copies of Draft 3, prepared by her, were circulated to the Board via email on June 11. This draft incorporates all of the comments from the May 30th hearing and Ms. Kablack has also continued to improve the document. She distributed copies of a draft from Mr. Davis, which consists of Draft 3 and includes some minor changes which Ms. Kablack accepted as well as editorials by Mr. Davis and some issues which need to be reviewed at this hearing. Comments made by Edward Marchant during his review are also included in Mr. Davis' draft.

It was the consensus of the Board not to close the hearing until after review of the draft document.

For purposes of clarity, Mr. Davis' draft was designated as Draft 4.

The Board reviewed Drafts 3 and 4, page by page, with Ms. Kablack explaining the changes which she had incorporated as agreed to at the last hearing. Those items in Draft 4 for which there were questions were discussed, the result being that there was agreement among all parties to either modify, delete or accept those items and they will be reflected in the final document.

Following review of both drafts, the public hearing was closed. Ms. Kablack will prepare the final Decision document for the Board's vote and signatures. A meeting for this purpose was scheduled for July 10, 2007, 7:30AM, in the Flynn Building conference room.

Stephen M. Richmond, Chairman

Jeffrey P. Klofft, Clerk

Elizabeth A. Taylor

Nancy G. Rubenstein