

The Board consisted of: Elizabeth T. Quirk, Chair; Nancy G. Rubenstein, Clerk; Stephen A. Garanin; Jonathan G. Gossels; and Benjamin D. Stevenson.

MEETING OF THE ZONING BOARD OF APPEALS

The meeting was convened at 7:20 p.m.

Request for Fencing – The Gammons Family, 1 Snowberry Lane:

Greg and Kate Gammons, residents at 1 Snowberry Lane, were present to request the ZBA's approval for the installation of a four foot fence at the rear of their property. The Gammon's property at Snowberry Lane is located on the corner of Snowberry Lane and North Road. The Gammons have applied to the Sudbury Housing Trust for a small grant to install the fence for the safety of their children, however because their property was built as part of a comprehensive permit any fencing needs the approval of the ZBA.

Mr. Gammons said that the fence was not intended to be a privacy fence, but would help define a boundary in their back yard for their small children. The fence would be a natural wood color and would be no taller than four feet as required by the Snowberry Lane Homeowners' Association. Because there are existing pine trees and arborvitae along North Road the fence should not be visible from the road except perhaps a small portion during the winter months. The Board was in receipt of a letter from Bill Place, Town Engineer, confirming that the fence would be located outside the 20-foot sight distance easement as shown on an "As-built Plan for Snowberry Lane" prepared by Sullivan, Connors and Associates, dated September 12, 2008.

Because the intended location of the fence was unclear from the information provided, the Board requested that Mr. Gammons mark on the site plan the proposed location. The revised plan was submitted to the ZBA for the record as Exhibit A. Once it was made clear where the fence would be installed at the rear yard the Board had a better understanding of the plan. Mr. Gossels explained that the condition in the comprehensive permit prohibiting fences was related to sight lines. He said that since the fence was deemed outside of the sight lines and was being considered for safety reasons he felt it would be appropriate to approve the fence. Ms. Quirk added that the fence would be relatively unobtrusive.

Mr. Gammons said that he had also collected signatures from his neighbors in support of the fence which the Board had it its receipt.

The Board felt that the proposed fence was substantially in compliance with the illustration as shown on Exhibit A and voted unanimously to approve the installation of the fence.

There being no other business the meeting was adjourned.

Elizabeth T. Quirk, Chair

Jonathan G. Gossels

Nancy G. Rubenstein, Clerk

Benjamin D. Stevenson

Stephen A. Garanin