

The Board consisted of: Elizabeth T. Quirk, Chair; Jonathan F.X. O'Brien, Acting Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Stephen A. Garanin, Associate.

MEETING OF THE ZONING BOARD OF APPEALS

Minor Modification to Comprehensive Permit #11-16, Landham Crossing, 192 Boston Post Road:

The Board was in receipt of an e-mail dated May 23, 2012 from Ben Stevens, President, Trask Development, requesting that the Board approve the relocation of a construction trailer at the site of Landham Crossing, 192 Boston Post Road. Mr. Stevens explained that as construction at the site has begun he has noticed an increase in the number of visitors at the site either from cars stopping along Boston Post Road to look at the construction activity or vendors walking around the site looking for the site manager to sell things or to ask questions. Mr. Stevens said that if the construction trailer were located at Boston Post Road with temporary construction fencing along the road and with no trespassing signs posted this would control access to the construction site and create a safer situation. He said that the trailer would likely remain in the new location until access roads and parking areas were built at the site and he anticipated that could take between six and nine months. The Board felt that this was a reasonable request and discussed allowing Mr. Stevens to have the trailer in the new location for up to one year in order to provide some flexibility with the time frame.

Mr. Klofft made a motion and the Board voted unanimously to approve this minor modification to Comprehensive Permit 11-16 and the location of the construction trailer as reflected on plan C2 presented on June 4, 2012 for a period of not more than one year.

Vote to amend the minutes for ZBA Case #12-10, First Colony Northwood, LLC, 10-20 Northwood:

The Board was in receipt of a set of minutes from its May 21, 2012 hearing on Case #12-10 regarding First Colony Northwood, LLC's appeal of the Building Inspector's decision. Ms. Quirk explained that after the minutes were filed with the Town Clerk, Sudbury Resident Sidney Bourne, 20 Northwood Drive, sent an e-mail on May 31, 2012 to the ZBA's Secretary, Sally Hild, asking that the minutes be revised to more accurately reflect what he felt had occurred at the meeting. His issue was with the language which stated that no opposition was voiced prior to the Board's vote on a decision. Upon review of the audio recording of the hearing the minutes were therefore revised and are to be re-filed with the Town Clerk. Mr. Gossels and Mr. Garanin noted that they were not present at this hearing. Board members who were present for case #12-10 agreed to the amended minutes.

Other Business:

The Board discussed their meeting schedule to determine if the Board should meet twice per month. It was agreed to revisit this issue and perhaps begin a twice-monthly schedule in the fall enlisting the help of the Alternate Members on a more frequent basis.

There being no further business, the meeting was adjourned.

DRAFT

SUDBURY ZONING BOARD OF APPEALS

MINUTES

June 4, 2012

Elizabeth T. Quirk, Chair

Jonathan G. Gossels

Jonathan F.X. O'Brien, Acting Clerk

Jeffrey P. Klofft

Stephen A. Garanin, Associate