

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

MEETING OF THE ZONING BOARD OF APPEALS

The meeting convened at 7:20 p.m.

The Residences at Sudbury Commons extension – Case #07-17:

Steven and Kevin Duffy were present on behalf of Somerset Sudbury Development, LLC, to request a two-year extension for Comprehensive Permit #07-17, The Residences at Sudbury Commons, located at 29 Hudson Road. Steven Duffy said that they are seeking an extension because the three-year Comprehensive Permit is set to expire on January 13, 2011, however construction has yet to begin as a result of the poor economy and declining housing prices. Mr. Duffy distributed a handout showing a history of recent condominium sales in Sudbury to illustrate the difficulties. At the November 1 meeting of the Zoning Board of Appeals the Board voted against approving the extension, however the Duffys had not been present at that meeting and now wished to have an opportunity to discuss the request further.

Mr. Gossels delivered strong criticism about his past experience serving on the Board during the approval process for Comprehensive Permit #07-17. Given the negative experience he was not inclined to grant the extension.

Ms. Quirk noted that historically the Board has approved extensions given difficult economic times.

Mr. Garanin echoed Mr. Gossels sentiments explaining that the duration granted for the work had already been three years. He was also not inclined to grant the extension.

Ms. Rubenstein felt that any issues with the permitting process should have been brought to light during 2007. She felt that since extensions have been granted to other developers facing similar circumstances it would be appropriate to grant an extension for this permit.

Mr. O'Brien did not wish to add any comments.

A motion was made and seconded to accept the request for a two-year extension. Board members voting in favor of the extension were: Ms. Quirk, Ms. Rubenstein, Mr. O'Brien, and Mr. Gossels. Mr. Garanin voted against the extension. The extension was approved and is due to expire on December 8, 2012.

Modification to Accessory Dwelling: 4 Dawson Drive – Case #10-46

Stephanie Moore, the designer and applicant for Case 10-46, an accessory dwelling at 4 Dawson Drive, requested a modification to plans for the location of the front entry. Ms. Moore said that as the home renovation began it became apparent that the door's location as approved during the ZBA hearing would be less efficient from a design perspective and would be extremely cost prohibitive for the homeowner due to the re-routing of baseboard heaters. Ms. Moore requested that the door, which is the accessory dwelling's secondary entrance but is located on the front façade, be moved over from the center to the left-hand side of the accessory dwelling.

Ms. Quirk remarked that the ZBA had worked hard on the specifics of door placement at the last meetings about this project, although she acknowledged that the problems encountered by the applicant were perhaps unforeseen at the time.

Mr. Gossels agreed with Ms. Quirk that a lot of time had been spent on determining where the door should go. He said, however, that the door, even moved to the left, would still look like a secondary entrance and so he was inclined to approve the modification.

A motion was made and seconded to approve the revised plans for Case 10-46 dated December 6, 2010 to reflect the new location of the door. Approval was unanimous.

There being no other business the meeting was adjourned.

Elizabeth T. Quirk, Chair

Jonathan G. Gossels

Nancy G. Rubenstein, Clerk

Jonathan F.X. O'Brien, Associate

Stephen A. Garanin
