

MINUTES  
SUDBURY BOARD OF APPEALS  
FRIDAY, JANUARY 16, 2004

The Board consisted of:

Jonathan G. Gossels, Chair  
Jeffrey P. Klofft, Acting Clerk  
Patrick J. Delaney III  
Thomas W.H. Phelps

The meeting was convened by Mr. Gossels, Chair, for the purpose of discussing revisions to the ZBA's proposed sign articles.

The Board was in receipt of a letter dated January 16, 2004 from William Keller, Planning Board Chair, expressing concern with the ZBA's four proposed sign articles and notes that the Planning Board does not support the articles because they are contradictory to many of the ideas represented in the Planning Board's larger sign article.

The Planning Board would like to discuss the articles with the ZBA and invited the Board to a meeting on January 28, 2004, 8:30PM, at Lower Town Hall.

It was the consensus of the Board that the ZBA's articles should not be incorporated into the Planning Board's articles since they are administrative in nature and, further, should the Planning Board's articles be defeated, the ZBA's articles could then be heard.

The Board would prefer to attend the January 28 meeting for a technical discussion of the articles rather than a formal meeting and to reschedule the time to earlier than 8:30PM since they felt earlier meetings tend to be more productive.

It was noted that the Planning Board has scheduled February 11, 2004 for its public hearing on all zoning articles, and suggested by Town Planner Kablack that the ZBA use this hearing for its public information session. Although this hearing will be attended by ZBA members, it was the consensus to schedule a separate information session, either February 18 or 19. Mr. Phelps will contact the Sudbury Town Crier to request a public information piece be placed in that paper prior to the meeting.

The following articles were then discussed for purposes of revisions and submission to the Selectmen by the January 20 deadline:

Article on Sign Permit Granting Authority – proposed changes:  
First sentence – add Section “6540”

add the following after the 3<sup>rd</sup> paragraph:

“And to change Section 6540 by deleting the first sentence are replacing it with the words

‘Whether or not requested by the applicant, the Design Review Board shall review all applications for building permits, special permits or variances for all proposals for non-residential uses if involving new construction or exterior alteration, and shall review applications for sign permits for signs larger than six square feet where requested by the Building Inspector.’”

Under Petitioners Comments, add the following at the end:

“6540. Duties and Procedures. Whether or not requested by the applicant, the Design Review Board shall review all applications for building permits, special permits or variances for all proposals for non-residential uses if involving new construction, exterior alteration, or a sign larger than six square feet.”

Mr. Delaney said he revised this section after concerns were raised by Town Planner Kablack that there was inconsistency between the DRB and Building Inspector regarding review of sign permits.

The Board agreed with the revisions and unanimously voted to revise the Sign Permit Granting Authority article as noted above.

Article on Sign Special Permits – proposed change:  
first sentence, delete the word “secondary”

Typographical correction

It was unanimously voted to revise the Sign Special Permit article as corrected.

Article on Grandfathering – proposed changes:

(e) fourth line – delete “this time period has expired” and insert “December 31, 2011”

delete last sentence

delete installation and removal timetable

delete the paragraph following the timetable in its entirety

delete the last sentence from the following paragraph in its entirety

(f) delete in its entirety

Re-number (g) to (f)

Following discussion, the Board was in agreement with a seven year timetable for compliance. Mr. Phelps said an inventory should be done as to how many signs are permitted by special permit and how many would have to be taken down. Mr. Delaney felt the Building Inspector was the only one who could make that determination.

It was unanimously voted to revise the Article on Grandfathering as noted above.

MINUTES  
SUDBURY BOARD OF APPEALS  
January 16, 2004 Page 3

All ZBA members and alternates w/b invited to the Planning Board's Jan. 28 meeting as well as their public hearing on zoning articles scheduled for February 11, 2004.

There being no further business the meeting was adjourned.

---

Jonathan G. Gossels, Chair

---

Jeffrey P. Klofft, Acting Clerk

---

Patrick J. Delaney III

---

Thomas W.H. Phelps