

MINUTES
SUDBURY BOARD OF APPEALS
NOVEMBER 14, 2006

The Board consisted of:

Stephen M. Richmond, Chairman
Constantine Athanas, Acting Clerk
Jonathan G. Gossels
Stephen M. Garanin, Associate
Nancy G. Rubenstein, Associate

The meeting was convened by the Chairman, Mr. Richmond.

Carriage Lane Residences – 725 Boston Post Road

Request for Determination as to whether changes to a Comprehensive Permit are deemed substantial or insubstantial

Attorney Mark Segalini was present on behalf of the residents at Carriage Lane with regard to a request to replace the mailbox unit which currently exists on the property and to add a small roof structure over the unit.

Mr. Segalini explained that this request is both for function and convenience. He said the current unit contains narrow slots which barely provide capacity for one day's mail and becomes virtually ineffective for more than a day's worth of accumulation. The new design would provide more capacity. He added that the Comprehensive Permit makes no mention of a mailbox unit whatsoever.

In addition, he was asking for approval to erect a small roof structure over the new mailboxes which will provide protection during inclement weather.

The existing mailbox unit is set back and is barely visible from Route 20. In addition, it is shielded by a large, mature tree. The new unit will be in the same location which is approximately 40-50 feet from the road.

The Board reviewed the proposed mailbox unit design which was submitted by the applicant. Following a brief discussion, it was the consensus of the Board that the proposed change would present no distraction and would be consistent with the overall design of the development.

The following motion was placed and seconded:

MOTION: "It is the determination of the Board of Appeals that the requested change to the mailbox unit located at the Carriage Lane Residences is deemed to be insubstantial and is approved as follows:

The Board approves a replacement mailbox unit to be constructed in accordance with concept drawings prepared by Bortell/Stroud Associates, Inc., dated 11-30-05, consisting of 2 sheets, said unit to be placed in the same location as the previously existing unit.”

VOTED: In favor: 5 (unanimous) Opposed: 0

There being no further business, the meeting was adjourned.

Stephen M. Richmond, Chairman

Constantine Athanas, Acting Clerk

Jonathan G. Gossels

Stephen A. Garanin, Associate

Nancy G. Rubenstein, Associate