

The Board consisted of:

Elizabeth T. Quirk, Chair; Stephen A. Garanin; Jonathan G. Gossels; Jeffrey P. Klofft; and Jonas D.L. McCray.

MEETING OF THE ZONING BOARD OF APPEALS

The meeting was convened by Ms. Quirk at 8:40 p.m.

Unit 25 of The Villages at Old County Road:

Ms. Quirk explained that the Zoning Board of Appeals was in receipt of a letter dated September 2, 2009 from Trask Incorporated, applicant, requesting a proposal to enclose an existing patio area to create a screened porch at Unit 25 in The Villages at Old County Road, located at 6 Old County Road. Ben Stevens, President of Trask Incorporated, presented the proposed plans and explained that this would be a modification only for Unit 25 and no others within the complex. Given activity at the abutting commercial property across the street, a screened porch might provide additional privacy for potential owners and foster the sale of the unit. Mr. Stevens also explained the various landscaping plans that will be completed in the vicinity of that unit.

Mr. Klofft said that he was concerned about setting a precedence for other occupants wanting to screen their patios. Mr. Stevens said that the condominium association holds the rights to modifications made to the property and that individual owners do not have the right to make changes without going through the condo association. The condo association would have to petition for any further modifications. He noted that most of the units are already sold and that there have been no other requests for screened porches.

A discussion ensued about capping the porch with a hipped roof rather than with a full gable in order to keep the roofline of the porch low.

After a brief discussion the Board was in agreement that this modification was an insubstantial change to the original comprehensive permit and a motion was entertained, seconded and unanimously voted to grant the request for the screened porch per the September 2 request from Trask Development.

Other Business:

The Board then discussed that in the near future there will be two new applications for comprehensive permits, one from the Sudbury Housing Authority and one from Amani Properties, LLC, c/o NOAH, working with the Sudbury Housing Trust.

There being no further business the meeting was adjourned at 9:00 p.m.

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Elizabeth T. Quirk, Chair

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Stephen A. Garanin

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Jonathan G. Gossels

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Jeffrey P. Klofft

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Jonas D.L. McCray