

SUDBURY ZONING BOARD OF APPEALS
MINUTES
April 4, 2011

The Board consisted of: Elizabeth T. Quirk, Chair; Benjamin D. Stevenson, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Jonathan F.X. O'Brien.

MEETING OF THE ZONING BOARD OF APPEALS

Request for Insubstantial Changes: Sudbury Housing Authority Duplex Redevelopment Project – 11 Ford Road, Comprehensive Permit #10-9; 19 Greenwood Road, Comprehensive Permit #10-10; 10 Landham Road, Comprehensive Permit #10-13:

Ms. Quirk explained that the Board was in receipt of a letter from the Sudbury Housing Authority dated March 30, 2011, insubstantial changes to Comprehensive Permits #10-9 (11 Ford Road), #10-10 (19 Greenwood Road), and #10-13 (10 Landham Road) to move the locations of previously approved sheds at each of the properties, and alter the dimensions of dimensions of the duplex at 11 Ford Road to accommodate the previously approved change from a 1-bedroom/3-bedroom configuration to a 2-bedroom/2-bedroom configuration with one accessible unit. Site plans with proposed alterations were provided at the meeting.

Kaffee Kang, a Commissioner for the Sudbury Housing Authority, and Jo-Ann Howe, Executive Director of the Sudbury Housing Authority were present to provide a summary of the project, and an update on the project's status. Ms. Kang explained that at 10 Landham Road they proposed changing the original location of one shed, which was proposed to be situated behind the leaching fields, so that it could be closer to the house for the convenience of the tenants and so that it would also be less visible from the street.

At 11 Ford Road Ms. Kang reported that altering the bedroom configuration changed the dimensions of the footprint so that the new measurements would be 59' 8" x 30', which is an increase from the previously approved 58' 8" x 30' 5", which basically amounts to the new footprint being one foot longer and five inches less in width. They requested that the shed move from the far northwestern corner of the property to be closer to the accessible unit.

At 19 Greenwood Ms. Kang proposed moving both sheds from the west side and northwest corner of the property to the south central area so that they would be closer to the tenants.

She reported that the plans originally called for re-using existing sheds already on the properties, however several were damaged during the winter and so will need to be replaced with new sheds during the construction process.

Mr. Klofft made a motion to declare the requested alterations at 11 Ford Road, 19 Greenwood Road, and 10 Landham Road insubstantial changes as outlined in the March 30, 2011 letter from the Sudbury Housing Authority. The Board unanimously approved the changes.

Board Vacancy:

The Board took a vote, which was approved unanimously, to recommend to the Board of Selectmen that Jonathan F.X. O'Brien be appointed as a regular member of the Zoning Board of Appeals to fill a vacancy left by Nancy Rubenstein's appointment to the Earth Removal Board. The Board expressed their appreciation for Mr. O'Brien's willingness to serve on the Board and for his participation on several cases

over the past year. Ms. Quirk said that she would write a letter to the Board of Selectmen with the ZBA's recommendation.

Other Business:

Mr. Klofft announced that he had attended a meeting of the Citizens' Housing and Planning Association (CHAPA). He said that he went primarily to see whether any changes were being considered to Chapter 40B. He surmised that no changes were imminent. He said that he did question CHAPA about altering the 180 day time requirement for filing decisions for Comprehensive Permits.

Ms. Quirk updated the group on the Sudbury Community Housing Workshop held on March 30 that she attended. She said that the workshop was interesting and of particular note was a map that was provided that showed large parcels within the town. She opined that there did not appear to be many places left to put the number of units that are needed to meet the town's affordable housing goals.

Mr. Gossels mentioned that he was traveling in western Massachusetts and noted the large number of wood boilers used in that area. He said that it reminded him that the Board should perhaps revisit Sudbury's zoning regulations on wood boilers.

There being no other business the meeting was adjourned.

Elizabeth T. Quirk, Chair

Jonathan G. Gossels

Benjamin D. Stevenson, Clerk

Jeffrey P. Klofft

Jonathan F. X. O'Brien