

Board of Appeals

Jacqueline Smith.....2005
Gerard Ahearn, Co-Chairman.....2006
Jake Foote.....2007
Patrick Sullivan.....2008
Vacant2009

Associate Members

Lucille Held.....2006
Charles Lord.....2006

The Board of Appeals had a busy year in 2004. Many of the Board's efforts during 2004 were devoted to Bolton Manor, a project submitted under Chapter 40B in June 2002. The Board approved a final decision in December 2004 that capped the number of units at 42, eleven of which are affordable and can be counted towards the town's affordable stock. As a result of the Bolton Manor decision, the town received a one-year certification from the Massachusetts Department of Housing and Community Development that allows the Board to deny a 40B comprehensive permit application filed during calendar year 2006. The Board also held a public hearing on Pondsides, a proposed 66 unit subdivision on the Crystal Springs Campground off of Main Street. This project is ongoing and will likely occupy many of the Board's efforts during 2005.

The Board also held hearings and issued decisions on various special permit and variance applications.

STATUS

CASE INFORMATION

C

Petitioner: Hannes Klein

Property Located: 188 Hudson Rd. Lot #1

Request: Variance seeking relief from Section 2.4.1.2(e) that forbids distance of more than 1,800 feet from a dwelling unit served by a common driveway to the centerline of the road.

Date filed: January 27, 2004

Action: Approved March 17, 2004

C

Petitioner: John Jurnak

Property Located: Hudson Road Lot 3D-43

Request: Variance seeking relief from Section 2.4.1.2(e) that forbids distance of more than 1,800 feet from a dwelling unit served by a common driveway to the centerline of the road.

Date filed: February 10, 2004

Action: Approved March 17, 2004

- C **Petitioner:** Robert E. and M. Alice Roemer
Property Located: 185 Main Street
Request: Variance seeking relief from Section 2.3.5.2 requiring sideyard setback of 20 feet
Date filed: April 29, 2004
Action: Approved June 16, 2004
- C **Petitioner:** Betsy Taylor Kennedy and Gordon Taylor
Property Located: 313 Wattaquaddock Hill Road
Request: Variance seeking relief from Section 2.3.5.2 requiring frontyard setback of 50 feet and sideyard setback of 20 yards.
Date filed: May 10, 2004
Action: Approved June 16, 2004
- C **Petitioner:** Brian Tower
Property Located: 33 Wheeler Road
Request: Variance seeking relief from Section 2.3.5.2 requiring frontyard setback of 50 feet.
Date filed: April 29, 2003
Action: Approved July 7, 2004
- C **Petitioner:** Sprint Spectrum, LP
Property Located: 96 Hudson Road
Request: Appeal of the Building Inspector's decision denying the application to install wireless communications facilities; use and dimensional variance; special permits akin to those issued under Sections 2.5.2.5 Agricultural/Business Use and Section 2.5.7 Wireless Communication Bylaw, and any other zoning relief as necessary including without limitation additional variance or special permit relief.
Date filed: October 29, 2003
Action: Approved August 4, 2004
- C **Petitioner:** Gary and Maria Manyak
Property Located: 148 Hudson Road
Request: Variance seeking relief from Section 2.3.5.5(e) requiring sideyard setback of 50 feet for backland lots.
Date filed: November 17, 2004
Action: Approved December 8, 2004
- C **Petitioner:** Noelle and James Drewicz
Property Located: 711-713 Main Street
Request: Special Permit seeking alternation of non-conforming uses and structures pursuant to Section 2.1.3.3
Date filed: November 1, 2004
Action: Approved December 22, 2004

40B PROJECTS

Applicant: Sugar Road Realty

Project: Bolton Manor

Property Located: Sugar Road

Lot Size: 14.86 acres

Date filed: June 18, 2002

Hearings: Hearing opened July 10, 2002, and continued to July 31, 2002; September 18, 2002; October 30, 2002; January 29, 2003; February 19, 2003; April 9, 2003; May 7, 2003; June 16, 2003; September 17, 2003; December 10, 2003; January 28, 2004; March 23, 2004; April 13, 2004; and May 19, 2004.

Hearing Closed: May 19, 2004

Action: Approved with conditions, including a limitation of 42 units for the project and a construction mitigation plan.

Applicant: MCO Associates

Project: Pondside

Property Located: Crystal Springs Campground, Main Street

Lot Size: 14.86 acres

Date filed: June 18, 2002

Hearings: Hearing opened on September 22, 2004 and continued to November 3, 2004; November 23, 2004; and December 15, 2004

Action: Ongoing.