

**TOWN OF STERLING
ZONING BOARD OF APPEALS
Minutes of Meeting**

DATE: August 12th, 2008
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

Richard Hautaniemi, William Bird, Renee Perry, Joseph Curtin (arrived at 6:55pm)

Agenda:

6:30pm Discussion of Minutes

6:35 pm ZBA Business

- ⇒ 40B projects financial review and monitoring
- ⇒ Discussion of Accessory Apartment By Law change

Proceedings:

- 6:30pm Mr. William Bird opened the meeting and noted that the Board did not have a quorum.
- Mrs. Barbara Roberti and Mrs. Susan Valentine, Conservation Commission, were complaining about some problems with drainage issues emanating from the construction on 55 Lakeshore Dr. They noted as a Conservation Commission that they felt that trees were taken out and neighbors are concerned that flooding will take down foundations.
- Mr. Norman Clemence, Ex. Building Inspector replied that the town's current Building Inspector has checked the project and saw no change in the dimensions of the approved project and it was just a change in the approach.
- Mr. Goldsmith, engineering firm working on the project at 55 Lakeshore Drive, noted that they will address the issue of the drainage and that they have a good solution for the concern over run off.
- Mr. Bird asked if the plan will be looked at by the Conservation Commission as well as the Board of Health. Mr. Bird added that the new changes will not affect anything at all. There is no change in the dimensions of the project but just in the execution so there was nothing to be concerned about.
- Mr. Richard Hautaniemi asked if the water flow problem would be improved with the new plan.
- Mr. Bird added that there is no change to the structure itself.
- Mrs. Susan Valentine asked if it was a three story house.
- Mr. Bird asked also if the new design is better than the older one.
- Mr. Clemence replied that he thought it was better and he thinks the Building Inspector would also agree with him.
- Mrs. Susan Valentine asked about the application process.
- Mr. Bird explained to her that as the ZBA receives applications, all abutters are notified of the public hearing and anyone can come and attend the meeting to voice their opinion. In that case, there was no concern from any abutters and no one came to the meeting to object.

- Mrs. Valentine argued that the abutters did not understand the project and thought it would be something else.
- Mr. Bird replied that at the time of the public hearing none of the abutters were interested to come and attend the hearing to ask questions.
- Mr. Bird stated that the project seems to be conforming to what the Board has asked them to do.

ZBA Business

- Board members discussed the submitted minutes from July meeting.
- 7:05pm *Mr. Joseph Curtin* moved to approve the minutes of July 8th with modification. Motion seconded by *Mr. Richard Hautaniemi*. Motion carried. All in favor, Yeas: 4 (*Richard Hautaniemi, William Bird, Joseph Curtin, Renee Perry*) Nays: 0.
- Mr. Bird noted that Mrs. Deanna Batstone has submitted her resignation from the ZBA and maybe the Board members can vote to appoint Mr. Jeffrey Donaldson as a full member.
- Mr. Bird read to the record communication from the Building Inspector. He also read a letter from the Board of Selectmen regarding waiving application fees for the American Legion.
- 7:10pm *Mrs. Renee Perry* moved to waive application fees for the American Legion. Motion seconded by *Mr. Richard Hautaniemi*. Motion carried. All in favor, Yeas: 4 (*Richard Hautaniemi, William Bird, Joseph Curtin, Renee Perry*) Nays: 0.
- Fees waived include postage costs as well.
- Other issues discussed were financial monitoring for 40B projects.
- 7:30pm *Mr. Joseph Curtin* moved to adjourn. Motion seconded by *Mrs. Renee Perry*. Motion carried. All in favor, Yeas: 4 (*Richard Hautaniemi, William Bird, Joseph Curtin, Renee Perry*) Nays: 0.