

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

DATE: July 8th, 2008
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

Richard Hautaniemi, Joseph Curtin, Renee Perry, William Bird

Alternate Members Present:

Jeffrey Donaldson

Agenda:

6:30pm Discussion of Minutes
6:35 pm Case# 580 Mrs. Marcia Aubin and Mr. Roger Aubin-*Variance*
7:00pm ZBA Business

Proceedings:

- 6:30pm Mr. William Bird opened the meeting with a discussion to the presented minutes of June 10th.
- 6:34pm *Mr. Richard Hautaniemi* moved to accept the minutes of June 10th as presented. Motion seconded by *Mrs. Renee Perry*. Motion carried. Yeas: 5 (*Richard Hautaniemi, Jeffrey Donaldson, Renee Perry, William Bird, Joseph Curtin*) Nays: 0.
- Mr. William Bird opened the hearing for case #580 Mrs. Marcia and Mr. Roger Aubin for a variance and opened the floor for the applicant to present their case.
- Attorney Brian Foley representing the applicant explained the history of the property and the business.
- Mr. William Bird asked about the name of the business.
- Mr. Roger Aubin replied that it is called “Hi Tech Automotive”
- Mr. Foley stated that it is a unique lot and the traffic there is about 50M/hr speed limit. It is surrounded by Light Industrial operation so their hours fit with his operation. The economy lends itself to make cars that need fewer repairs and he wants to be able to fix and sell used cars. If granted this will be way to complement his current operation.
- Mr. Bird asked about how many cars are usually present on the lot.
- Mr. Aubin replied that they are usually about 5 cars per day and sometimes they get stuck with abandoned cars that they have to get rid of.

- Mr. Foley showed the Board a copy of a previous variance that they received and said that the essence of that original variance will be maintained but the applicant is in need of adding the “repair and sale” operation. They felt that there will be no detrimental change to the area at all as it is all industrial in nature.
- Mr. Joseph Curtin asked if the applicant is requesting for 10 cars such as in the original variance.
- Mr. Foley replied that he was not aware if there were any complaints against the applicant’s business since his original variance.
- Mr. Jeffrey Donaldson asked if they are anticipating changes such as in signage.
- ZBA members noted that he will be under the town signage laws.
- Mr. Aubin replied that he will have just about 5 nice and clean cars on the property.
- Mr. Norman Clemence, former Building Inspector, 17 John Dee Road, noted that he got no complaints at all from this business and it looks very neat at all times.
- Mr. Richard Hautaniemi asked if Mr. Aubin sold the property, then the ZBA would not want to have a situation like what is happening in West Boylston.
- Mr. Foley said that Mr. Aubin will also apply to the Selectmen for appropriate licenses in case any complaints arise.
- Mr. Ken Williams, Planning Board, noted that the applicant needed to get the original variance recorded as well as the new one. The Planning Board does not think it needed a site plan review.
- Mr. Bob Lowe, 125 Clinton Road, said that when he sat on the Board of Selectmen before, they never received any complaints concerning this business. It is a class act place.
- Mr. Bird noted that if the ZBA granted that application what the language would be.
- Mr. Donaldson said that if the cars are for sale would they be registered or not.
- Mr. Aubin replied that they would not be unless titled.
- Members discussed the older variance.
- Mr. Ken Williams said that they might need to add the words “overnight” to the first point on the variance.
- Members discussed the wording.
- 7:07pm *Mr. Joseph Curtin* moved to grant the variance with stipulations. Motion seconded by *Mr. Richard Hautaniemi*. Motion carried. Yeas: 5 (*Richard Hautaniemi, Jeffrey Donaldson, Renee Perry, William Bird, Joseph Curtin*) Nays: 0.

ZBA Business

- Mrs. Carol Rossi mentioned to the Board that there was a typo in her decision but they have correct plan and she wanted to get a Building Permit.
- Mr. William Bird assured her that they will get a Building Permit and there should not be a problem at all with her request.
- Mr. Richard Hautaniemi discussed the issue of plans that applicants present to the Board They needed to present better surveyed and detailed plans not just hand drawn plans.
- Mrs. Renee Perry noted that applicants know what they have to submit and it might be an extra cost to the applicant as they have to submit plans by professional engineers.
- Mr. Donaldson concurred.
- 7:40pm *Mrs. Renee Perry* moved to adjourn. Motion seconded by *Mr. Joseph Curtin*. Motion carried. Yeas: 5 (*Richard Hautaniemi, Jeffrey Donaldson, Renee Perry, William Bird, Joseph Curtin*) Nays: 0.