

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

DATE: October 14th, 2008
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

Richard Hautaniemi, Renee Perry, Joseph Curtin

Alternate Members Present:

Mr. Jeffrey Donaldson

Agenda:

6:30 pm ZBA Business Discussion of Minutes
6:35pm Case # 581-George Pape and John Hehir (American Legion)-Variance
7:05pm ZBA Business

Proceedings:

- 6:30pm Mr. Richard Hautaniemi opened the meeting with a discussion of the Minutes of August 12th meeting.
- Board members reviewed the submitted minutes.
- 6:33pm *Mrs. Renee Perry* moved to accept the minutes as presented. Motion seconded by *Mr. Joseph Curtin*. Motion carried. All in favor, Yeas: 4 (*Richard Hautaniemi, Joseph Curtin, Renee Perry, Jeffrey Donaldson*) Nays: 0.

- 6:34 Mr. Richard Hautaniemi opened the hearing for case #581 Mr. George Pape and Mr. John Hehir, The American Legion for a variance and read the published legal notice. Mr. Hautaniemi then opened the floor for the applicant.
- Mr. John Hehir said that they have to put a sign as requested by the State before May 2009 or else they will have to reapply to the State for the grant. They hope to have this variance before the winter.
- Mr. Joseph Curtin asked about who suggested that they apply to the ZBA.
- Mr. Hehir noted that they were advised to do so.
- Mr. Ken Williams, Planning Board, added that the Planning Board has discussed the requested variance and they have no objection to it.
- Mr. Hautaniemi asked if there were any further questions from the Board or the audience.
- 6:40pm *Mr. Joseph Curtin* moved to grant the variance as requested to install the 4ftx4ft sign as requested by the State. Motion seconded by *Mrs. Renee Perry*. Motion carried. All in favor, Yeas: 4 (*Richard Hautaniemi, Joseph Curtin, Renee Perry, Jeffrey Donaldson*) Nays: 0.

ZBA Business

- Board members discussed the accessory apartment bylaw that was submitted previously to the Town Meeting.
- Mr. Jeffrey Donaldson noted that Mrs. Deanna Batstone (previous ZBA member) was working on that issue and she said that she had notes from Town Meeting. Mr. Donaldson added that he spoke with her and since her notes were not complete, then he is going to work on a draft for the law. In addition, he will re-circulate the version they had originally just to refresh the memories of everyone.
- Mr. Mark Brodeur, the Building Inspector briefed the Board on an application by Rota Spring Farm to have an addition on the rear of the ice crème building. It will be an open porch as a barn style 8 x 32ft addition.
- Mr. Ken Williams suggested that the board needed to be consistent with what they did the last time they came to the Board.
- Mr. Brodeur said that he did not see anything odd but he thought to come to the Board and get their feedback.
- Mr. Ken Williams suggested that the farm needed to put some kind of stalls just to prevent cars from coming too close to the customers.
- Mr. Hautaniemi said that it seems straightforward with by laws.
- Mr. Norman Clemence noted that he had no problem with the proposed project but Mr. Boulder wanted to get the ZBA input on it.
- Mr. Ken Williams said that the Building Inspector might need to attend meetings just in case to answer any questions.
- Mr. Brodeur replied that he will not attend any meeting as long as his attendance is not required or necessary.
- Mr. Hautaniemi said that the ZBA has discussed the need for more detailed plans from the applicants.
- Mr. Brodeur agreed that the plans need to have details on heights, foot prints, elevations, etc.
- Mr. Jeffrey Donaldson asked if Mrs. Deanna Batstone was able to complete the process chart on the internet.
- 7:10pm Mr. Joseph Curtin moved to adjourn. Motion seconded by Mrs. Renee Perry. All in favor, Yeas: 4 (*Richard Hautaniemi, Jeffrey Donaldson, Joseph Curtin, Renee Perry*) Nays: 0.