

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

DATE: November 8th, 2011
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

Bill Bird, Richard Hautaniemi, Joseph Curtin

Alternate Members Present:

Jerry Siver, Matthew Campobasso

Agenda

- 6:30 pm Discussion Of Minutes
- 6:35 pm ZBA Business

[Issues to be discussed may include: Budget-Bills-Administrative Issues-Memos]

Proceedings:

- 6:35pm Mr. Bill Bird opened the meeting with a roll call.
- Mr. Bird opened the discussion on the submitted minutes of October 11th, 2011.
- Mr. Hautaniemi noted that he wants to make sure that the minutes reflect his concern that affordable units for Northgate Meadows should not be distinguishable from the market ones on the outside.
- Mr. Matthew Campobasso and Mr. Jerry Siver both noted that they were not present at the last meeting but they would vote if needed.
- 6:40pm *Mr. Richard Hautaniemi* moved to approve the minutes of October 11th, 2011 as amended. Motion seconded by *Joseph Curtin*. Motion carried. All in favor, Yeas 5: (*Richard Hautaniemi, Bill Bird, Joseph Curtin, Matthew Campobasso, Jerry Siver*) Nays: 0.

ZBA Business

- Mr. Hautaniemi suggested that future ZBA agendas should include a section for public comments.
- Mr. Campobasso noted that usually people notify the Board's Administrative Assistant if they would like to be on the agenda.
- Mr. Hautaniemi explained that at the last meeting, a citizen just came in to talk to the Board without being on the agenda.
- Mr. Bird commented that it would be ok for citizens to do that, but the Board would not be acting on anything. They could just listen to public comments or answers specific questions.
- Mr. Siver asked if this issue has created problems in the past.
- Mr. Bird replied that it did not, but the Board now has to abide by the new open meeting laws.
- Mr. Campobasso agreed, and added that it should not be a problem as long as the Board does not make any decisions.
- Mr. Curtin noted that if anyone wanted to be on the agenda, they usually notify the Administrative Assistant a week before the meeting. This gives the Board the chance to study the issue and prepare for it.

- Mr. Hautaniemi suggested that for the next meeting agenda, they could just add “comments from the public”.
- The Board also reviewed a letter from Mr. Mark Brodeur to Rob and Krista Naugler with regards to a denial of a Building Permit on the grounds they would need a special permit for their accessory apartment. Board agreed that this would seem to be a special permit case.
- 6:50pm *Mr. Jerry Siver* moved to adjourn. Motion seconded by *Mr. Richard Hautaniemi*. Motion carried. All in favor, Yeas 5: (*Richard Hautaniemi, Bill Bird, Joseph Curtin, Matthew Campobasso, Jerry Siver*) Nays: 0.

Attachments:

1. Letter from Building Inspector to Rob & Krista Naugler Dated November 3rd 2011.