

Town of Sterling
Zoning Board of Appeals

Minutes of Meeting

DATE: January 14, 2014

TIME: 6:30 pm

LOCATION: Butterick Municipal Building, Room 205

Board Members Present:

William Bird, Richard Hautaniemi, Jeffrey Donaldson, David Lozier and Joseph Curtin

Alternate Board Members Present:

Jerry Siver and Matthew Campobasso

Agenda:

- **6:30 pm - Discussion of Minutes**
- **6:35 pm – Case #630:** Special Permit for purposes of an accessory apartment on property at 65 Beaman Road, Sterling.
- **7:05 pm – ZBA Business**

6:30 pm – Proceedings:

- **Discussion of Minutes:** There being no comments or corrections, Mr. Hautaniemi made a motion to accept the minutes as written. Mr. Lozier seconded. With no further discussion, a **Vote** was taken to accept the minutes as written. Yeas: 7; Nays: 0. All in favor. Motion carried.
- **Requests for Recording:** Mrs. Charla Kroll and Mrs. Martha Hawley requested a copy of the recording of the December 10th meeting. Mrs. Kroll received both recordings on Monday, January 13, 2014. A fee of Ten Dollars (\$10.00) was received for each recording and a total of \$20 was submitted to the Town Treasurer, also on January 13, 2014.
- **228 Leominster Road:** Chairman Bird acknowledged the recent receipt of a Complaint filed in Suffolk Land Court against *FISHCO, LLC* and the Board.

6:35pm – Chairman Bird opened the hearing for Case #630: Application was filed with the Sterling Board of Appeals for a Special Permit for purposes of an accessory apartment on property owned by Jill Manners and Linda Simpson and situated on the Easterly side of Beaman Road known as number 65 Beaman Road in Sterling shown in the Assessors Map Plan Book as Map #75 Lot #30 and being zoned Rural Residential and Farming.

- Mr. Jim Simpson, applicant for Linda Simpson and Jill Manners, reviewed his intention to construct an accessory apartment on property owned by his mother and sister, in accordance with the Sterling Regulation 2.3.5. The application includes findings of fact as well as supporting documentation.
- The Board reviewed plans of the existing building and the proposed new structure.
- Mr. Donaldson requested clarification of the square footage of the proposed project.
- Mr. Curtin inquired about how the new structure would be situated on the lot.
- Mr. Simpson disclosed that the current setback of the existing structure is pre-existing and non-conforming and does not meet the 40' setback required by current bylaws. Thus, the proposed addition will be set back further than what is already there. The Building Inspector, Mr. Brodeur, has substantiated "...*the proposed accessory apartment will not...increase the existing non-conformities at this location*".
- Mr. Curtin observed the application is complete and meets all the Board's requirements.
- Mr. Bird added the Board of Health has affirmed they have no objection to the proposed plan as submitted.
- Mr. Lozier made a **motion** to approve the application and to grant a Special Permit for an accessory apartment at 65 Beaman Road.
- Mr. Curtin **seconded**.
- With no further discussion, a **Vote** was taken. Yeas: 7; Nays: 0. All in favor. Motion carried.

6:45 pm: ZBA Business:

- Review of Mrs. Kroll's request for documents and the Board's response.
- Discussion re open lot storage of the Favreau septic truck.
- Review of draft for the Annual Town Report.
- Expiration of the 20 day appeal period for 95 Chace Hill Road, Favreau Forestry and Septic.
- Letter of gratitude to Terri Ackerman.
- Town Clerk sent the Suffolk Land Court Complaint to Town Counsel.
- Mr. Hautaniemi revealed the ZBA budget is on the low side, similar to last year.
- Mr. Donaldson suggested all communications and paperwork be scanned and emailed to all Board Members.

7:00 pm - Mr. Curtin made the motion to adjourn

- Mr. Donaldson **seconded**.
- **Voted:** Yeas: 7; Nays: 0
- All in favor. Motion carried.

Meeting adjourned.