

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

DATE: September 10, 2013
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

Richard Hautaniemi, Joseph Curtin, Jeffrey Donaldson

Alternate Members Present:

Matthew Campobasso, Jerry Siver

Agenda

- **6:30 pm Discussion of Minutes**
- **6:35 pm Case #625 Pamela McCassey-Variance**

[20 Waushacum Ave. *requests a variance to do roof and screen walls to deck.*]

- **7:05pm ZBA Business**

[Also other issues to be discussed may include: Budget-Bills-Administrative Issues-Memos-Comments from the Public]

Proceedings:

- 6:40 pm Mr. Joseph Curtin opened the meeting with a roll call attendance.
- Board discussed the submitted minutes of June meeting.
- 6:42pm *Mr. Matthew Campobasso* moved to approve the submitted minutes. Motion seconded by *Mr. Jeffrey Donaldson*. Motion carried. All in favor, Yeas: 5 (*Richard Hautaniemi, Joseph Curtin, Jeffrey Donaldson, Jerry Siver, and Matthew Campobasso*) Nays: 0.
- 6:42pm Mr. Curtin opened the hearing for case #625 Ms. Pamela McCassey and read the published legal notice.
- Ms. McCassey explained that they bought the house a year ago and has decided that they needed to put a screen the deck on the back. It is about 10x16 right now and would like to make it 10x10.
- Mr. Curtin asked the applicants to explain the project to the Board.
- Ms. McCassey noted that it is about 1.9 ft from the property line. The house was built in 1790.
- The applicants noted that they have spoken with abutters and they were in support of the project.
- Mr. Curtin noted that this is a pre-existing non-conforming lot.
- Mr. Jeff Donaldson wanted to see whether this case was a special permit or variance.
- Ms. McCassey and Mr. Lee Wheeler noted that the Building Inspector said that they needed a variance.
- Mr. Curtin asked if there were any commentary from the audience. There was none.
- Ms. McCassey asked the variance would enable her to do any further projects on the property.

- Mr. Curtin replied that since this was an old house and is pre-existing non-conforming lot, any project that would increase its non-conformity would require a special permit. This variance is only for the specified project for the deck.
- Mr. Donaldson agreed and added that they would need the ZBA approval for an increase in non-conformity.
- 6:55pm *Mr. Jerry Siver* moved to grant the variance as requested. Motion seconded by *Mr. Jeffrey Donaldson*. Motion carried. All in favor, Yeas: 5 (*Richard Hautaniemi, Jerry Siver, Joseph Curtin, Jeffrey Donaldson, and Matthew Campobasso*) Nays: 0.

ZBA Business

- Board members discussed the appeal process as well as administrative appeals.
- 7:21pm *Mr. Jeffrey Donaldson* moved to adjourn. Motion seconded by *Mr. Jeffrey Donaldson*. Motion carried. All in favor, Yeas: 5 (*Richard Hautaniemi, Jerry Siver, Joseph Curtin, Jeffrey Donaldson, and Matthew Campobasso*) Nays: 0.