

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

DATE: April 10th, 2012
TIME: 6:30 pm
LOCATION: Butterick Municipal Building

Board Members Present:

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

Alternate Members Present:

Matthew Campobasso, Jerry Siver

Agenda

- **6:30 pm Discussion Of Minutes**
- **6:35 pm Case # 616** Michael J. & Deborah A. Kirby-*Variance*
[18 Clemence Avenue requests a variance to construct a 2 car garage attached to existing ranch house.]
- **7:05pm ZBA Business**
 - ZBA Fee Structure/Criteria for Waiver?
 - Revisiting ZBA Forms[Also other issues to be discussed may include: Budget-Bills-Administrative Issues-Memos-Comments From the Public]

Proceedings:

- 6:30 pm Mr. Bill Bird opened the meeting with a roll call attendance.
- Board members discussed the submitted minutes of March 13th meeting.
- 6:34pm Mr. *Joseph Curtin* moved to accept the minutes as corrected. Motion seconded by *Mr. David Lozier*. Motion carried. All in favor, Yeas 5: (*Richard Hautaniemi, Joseph Curtin, David Lozier, Matthew Campobasso, and Jerry Siver*) Nays: 0.

- Mr. Bill Bird opened the hearing for case #616 Michael J. & Deborah A. Kirby for a variance. Mr. Bird opened the floor for the applicant to present their case.
- Mr. Kirby explained that they need that variance so they he is able to accommodate his wife and give her more handicap accessibility in all weather.
- Mr. Curtin commented that their house was built before the zoning laws came into effect so it does not meet the current requirements of the bylaws anyway.
- Mr. Kirby replied affirmatively and said that on Clemence Avenue, there may be just 2 houses which meet the current zoning requirements and that most other houses are just like his house.
- Mr. Bird noted that Mr. Mark Brodeur, Building Inspector, has sent the ZBA an email in which he stated that he had no objections to the project.
- Mr. Hautaniemi said that the lot is already non-conforming and they have submitted a good site plan.
- Mr. Matthew Campobasso asked if it would be an attached garage.
- Mr. Kirby replied that the garage will be attached with a breezeway and that is what they intended to build.

- 6:42pm *Mr. Joseph Curtin* moved to grant the request variance. Motion seconded by *Mr. David Lozier*. Motion carried. All in favor, Yeas 6: (*Richard Hautaniemi, William Bird, Joseph Curtin, David Lozier, Matthew Campobasso, and Jerry Siver*) Nays: 0.

ZBA Business

- Mr. Curtin explained why the ZBA needed to discuss fee schedule/waiver criteria. He noted that the ZBA would need to submit its fee schedule to Town Clerk.
- Mr. Bird commented that it was important to research if the ZBA fees were reasonable or not. He added that he has previously looked into the expenses for each submitted case and reached a conclusion that the fees were reasonable to cover those expenses.
- Mr. Lozier reiterated that no one is really challenging the fees.
- Board members discussed the draft of the updated forms.
- Mr. Jeffrey Donaldson noted that he looked at them and thought they were very good and self explanatory.
- 6:50pm. *Mr. Joseph Curtin* moved to adjourn. Motion seconded by *Mr. Jerry Siver*. Motion carried. All in favor, Yeas 7: (*Richard Hautaniemi, William Bird, Joseph Curtin, David Lozier, Matthew Campobasso, Jeffrey Donaldson, and Jerry Siver*) Nays: 0.

Attachments:

1. ZBA forms with suggested changes (Content Form and Instructions Form)
2. Case # 616 file Michael J. & Deborah A. Kirby-*Variance*
3. Mark Brodeur email to the Board with regards to case 616 dated 03/26/2012