

ZONING BOARD OF APPEALS MINUTES

DATE: February 9, 2015

TIME: 5:10 pm

LOCATION: Butterick Municipal Building, Room 205

5:10 pm - Sterling Zoning Board of Appeals was **called to order** by Acting Chairman, Joseph Curtin. Roll call was taken. **Sitting as a Board:** Joseph Curtin, Richard Hautaniemi, Jerry Siver, Jeffrey Donaldson, and Matthew Campobasso. William Bird was absent.

Discussion of Minutes: There being no discussion concerning the Minutes of the meeting of January 13, 2015, **Jerry Siver moved to accept the Minutes as written. Mr. Hautaniemi seconded. Vote: 5-0 in favor. Motion carried.**

5:15 pm - Continuation of Special Permit hearing for Case 364, Joseph Smith, 4 Runaway Brook Road. The application was reviewed. After discussion by the Board, **Mr. Hautaniemi moved to grant the Special Permit** with the condition that the driveway would be done in compliance with the declaration of covenants and restrictions and the modification of the site plan dated 8/11/14. **Mr. Siver seconded. Vote: 4-0 in favor. Mr. Donaldson abstained. Motion carried.** Neighbor, Mr. Stephen Morneault expressed his disappointment with the decision.

5:25 pm - ZBA Business:

- **Discussion re appointment of new ZBA Chairman** - The Board unanimously agreed that William Bird continue as Board Chairman.
- **Review of correspondence from Zoning Enforcement Officer re 218 Woodside Drive** - Applicant will be heard at the March 10th ZBA meeting.
- **Budget** - Mr. Hautaniemi reviewed the budget and discussed the changes for FY16 including the reinstatement of payroll for the ZBA Admin. Asst.

5:35 - Variance request - Rock Breakers, LLC - Chocksett Road - for compliance to construct a 50,000 sq. ft. warehouse.

Continued from January meeting due to a lack of a quorum. Matthew Campobasso recused himself due to a familial relationship with the applicant.

Mr. Vincent Campobasso, managing member of Rock Breakers LLC, Mr. Stephen Boucher, contractor, and Mr. James Rheault, structural engineer, reviewed the project plans and land use data. Mr. Campobasso established an agreement with abutters, Alberto and Renée Graça, to pay for the cost and installation of evergreen trees. Sterling zoning bylaws require a maximum exterior height of 36 feet. The project requires a variance to extend the exterior height to 48'. There were no questions or comments from the public. After discussion among the Board, **Mr. Donaldson moved to approve the variance subject to the following:**

1. In accordance with the site plan and architectural plans dated November 14, 2014;

2. In compliance with the terms of the agreement with the abutter re the planting of evergreen trees; and
3. Not to exceed a maximum external height of 55 feet.

Mr. Siver seconded. No discussion. Vote: 4-0 in favor. Mr. Campobasso abstained. Motion carried.

5:55pm - Mr. Siver made the motion to adjourn. Mr. Donaldson seconded. Vote: 5-0 in favor. Adjourned.