

ZONING BOARD OF APPEALS MINUTES

DATE: March 10, 2015

TIME: 6:30 pm

LOCATION: Butterick Municipal Building, Room 205

6:30 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, and Matthew Campobasso. William Bird and Jeffrey Donaldson were absent.

6:35 pm - Discussion of Minutes: There being no discussion concerning the Minutes of the meeting of February 9, 2015, **Jerry Siver moved to accept the Minutes as written. Matt Campobasso seconded. Vote: 4-0 in favor. Motion carried.**

6:37 pm – Case #638 – Request for Variance by Walter and Stephanie Wilbur for compliance to construct a 26' x 26' two car garage with a poured concrete foundation and an 8' x 8' breezeway with an 8' x 4' porch that spans between the existing house and new garage with no foundation, situated at 362 Redemption Rock Trail in Sterling as shown in the Assessors Map Plan Book as Map #59 Lot #10 and being zoned Rural Residential and Farming. Mr. Curtin read a letter dated November 20, 2014 from the Building Inspector which evidenced the lack of setback requirements as the reason for a variance. Contractor, Adam Knipe, represented the homeowner and reviewed the construction plans. Abutter, Mr. Richard Lenard, noted he had no objection to the requested variance as proposed. There being no further public input, the public session was closed. After discussion among the members of Board, **Mr. Campobasso moved to grant a Variance with the stipulation that the project will be developed in accordance with the Certified Plot Plan of Land located at 362 Redemption Rock Trail dated January 6, 2015. Mr. Hautaniemi seconded. Vote: 4-0 in favor. Motion carried.**

7:05 pm – Case #639 – Request for Variance by Robert and Carol Sarafconn for compliance to construct a one car garage and additional living space situated at 18 Woodside Drive as shown in the Assessors Map Plan Book as Map #114 Lot #34 and being zoned as Rural Residential and Farming. Mr. Curtin read a letter dated January 26, 2015 from the Building Inspector which evidenced the lack of setback requirements as the reason for a variance. Applicant and property owner, Mr. Robert Sarafconn, reviewed the construction plans and noted that his daughter is the abutter who would be impacted by the two foot decrease of side setback and she had no objection with it. There were no public opposition in attendance. After discussion among the members of Board, **Mr. Campobasso moved to grant a Variance as presented. Mr. Siver seconded. Vote: 4-0 in favor. Motion carried.**

7:09 pm - Mr. Siver made the motion to adjourn. Mr. Campobasso seconded. **Vote: 4-0 in favor. Adjourned.**