

ZONING BOARD OF APPEALS MINUTES

DATE: June 9, 2015

TIME: 6:39 pm

LOCATION: Butterick Municipal Building, Room 205

6:39 pm - Sterling Zoning Board of Appeals was **called to order** by Chairman, William Bird. Roll call was taken. **Sitting as a Board:** William Bird, Joseph Curtin, Richard Hautaniemi, Jeffrey Donaldson and Patrick Fox. Jerry Siver, and Matthew Campobasso were absent.

6:40 pm - Discussion of Minutes: Motion was made by Mr. Hautaniemi to postpone voting to approve the Minutes of the March 10th meeting until the next meeting when more people would be present that were present at the March meeting. All in favor. Motion carried.

6:41 pm – Discussion regarding the division of building lots.– Mr. Bird reviewed the purpose of the Zoning Board of Appeals as being an adjudication board that enforces the town by-laws and hears cases where the laws do not quite fit since the early lot lines laid out were not nice and square way back when. The ZBA tries to correct that. Most of the cases involved in the division of building lots are acted on by the Planning Board. The ZBA can give someone a variance but the requirements for a variance are very carefully laid out by Massachusetts law. The Chairman called for Mr. Grinkis to state his case.

David Grinkis reviewed his situation and the engineered plan of the 102 acres of farm land now owned by the Grinkis family. As Executor of his mother's estate, it is his responsibility to divide the value of the land equally among her 4 children. A brother in Sterling and a sister in New Jersey want the money and the only way to settle the estate is to sell the house which is in one original lot. So the house needs to be separated from the rest of the farm. Planning Board and Building Inspector have both directed Mr. Grinkis to the ZBA.

The ZBA does not have all the facts needed. Research needs to be done to find the description of the public way recorded at the Registry of Deeds. Confirmation from Ross Engineering's that their measurements are correct is also needed. Board suggests going back to the Planning Board with facts in writing to make them act on this. The hiring of a Land Use Attorney is also advisable.

7:40 pm – Mr. Curtin made the motion to adjourn. Mr. Hautaniemi seconded. Vote: 4-0 in favor. Adjourned.