

Town of Sterling
Zoning Board of Appeals

Minutes of Meeting

DATE: August 18, 2015

TIME: 6:30 pm

LOCATION: Butterick Municipal Building, Room 205

Board Members Present:

Sterling ZBA was called to order. Roll call was taken. Sitting as Board: Jerry Siver, Patrick Fox, Bill Bird, Joe Curtin, Richard Hautaniemi- Present Matt Campobasso and Jeffrey Donaldson- Absent

6:30 pm – Proceedings:

- **Discussion of Minutes:** Minutes of the meeting 6/9/15. Joe Siver moved to accept. Richard Hautaniemi seconded, Patrick Fox abstained. All Approved.

6:35pm – Chairman Bird opened the hearing for Case #640:

- Administrative APPEAL of Sterling Earth Removal Board Cease and Desist order. The Chairman explained the matter would not be discussed as it is not a Zoning issue.
- Last July there was a public hearing regarding Case #640. Case was continued to August
- Variance Petition – Finding of fact to be reviewed by Board. ***See attached Petition***
- Lot #3on plan - See 40A Section 10 of Variance. Attorney Brian Foley presented Finding of Fact to the Board. ANR Plan was reviewed and Lot #3 on plan. Road frontage was acceptable, 456 square foot was short in land area for 40A thus requires a Variance. ***See attached request for Findings of Facts.***

Open for Public Comments

- Public Comments and Concerns heard.

8:00 Board Discussion

- Nothing has changed since the applicant acquired the land. By adding a 5th lot to the 10/29/14 plan, Brian Foley created a self-imposed hardship, without the 5th lot the project can move forward. No Hardship was identified.

8:10 pm - Mr. Curtin made a Motion

- To grant the Dimentional Variance for Lot #5 shown 10/29/14.
- The Board voted, Bill Bird, Jerry Siver, Joe Curtin and Patrick Fox, NOT IN FAVOR
Richard Hautaniemii, ABSTAINED

8:15 pm – Mr. Siver made a Motion to Adjourn

- Mr. Curtin **seconded**.
- **Voted:** Yeas: 5; Nays: 0
- All in favor. Motion carried.

Meeting adjourned.