

ZONING BOARD OF APPEALS MINUTES

DATE: January 12, 2016

TIME: 6:00 pm

LOCATION: Butterick Municipal Building, Room 205

6:00 pm – Sterling Zoning Board of Appeals was *called to order* by Acting Chairman, Joseph Curtin. Roll call taken. ***Sitting as a Board:*** Joseph Curtin, Richard Hautaniemi, Jerry Siver, Patrick Fox and Matthew Campobasso. William Bird and Jeffrey Donaldson were absent.

6:01 pm - There being no discussion regarding the proposed Minutes of December 8, 2015.

Mr. Fox moved to accept the Minutes as presented. Richard Hautaniemi seconded.

Vote: 5-0 in favor. Motion carried.

6:03 pm- Discussion new business: Joseph Curtin opens the discussion with regards to the Earth Removal Board and Zoning Board of Appeals conflict. Joseph Curtin said he sent an email to Counsel with any questions or concerns the board brought to his attention regarding said issue. An answer from Counsel should be arriving soon. Patrick Fox confirming his memo was sent to Counsel and Joseph Curtin confirms. A definitive answer should be present by next meeting regarding said issues and questions the board presented.

6:06 pm- Special Permit- R. Gary Griffin, 87 Newell Hill Road, accessory apartment:

Joseph Curtin opens discussion by reading said hearing notice and asked party to state full name and the purpose of requesting a Special Permit.

R. Gary Griffin states name and explains he wants to build an accessory apartment and asked the board to draw their attention to his Findings of Fact and how he addressed each one specifically. Mr. Griffin also points out that he responded to each of the points in the Special Permit Application and meets all sub-paragraphs and believes he falls into allowance for said Special Permit. Mr. Griffin also states that he received a letter from Board of Health and that he complies with any sanitary issues.

Joseph Curtin asked the board if they have any questions.

Patrick Fox reiterated to Mr.Griffin that he must comply with all and any existing provisions of the Zoning By-Laws.

Mr. Griffin confirms yes.

Joseph Curtin opened the hearing for public comments and questions. None heard.

6:11 pm- Joseph Curtin closes public hearing and with continuation of discussion among board members.

6:12 pm- Patrick Fox moved to grant the Special Permit. Richard Hautaniemi seconded. No Discussion. Voted: 5-0. All in favor. Motion Carried. SPECIAL PERMIT GRANTED.

6:16 pm Matthew Campobasso made motion to Adjourn, Jerry Siver seconded, No Discussion, Vote:5-0 All In Favor. Meeting Adjourned.