

TOWN OF STERLING  
ZONING BOARD OF APPEALS MINUTES  
Butterick Municipal Building, Room 205 6:00 p.m.  
February 19, 2019

MEETING:	Chairman Fox called the Zoning Board of Appeals to order at 6:00pm. Present were members Diana Baldarelli, Pat Fox, Matt CampoBasso, Joe Curtin and alternate member Charles Conroy. Absent was Jerry Siver.
Minutes Approval	Matt CampoBasso moved to approve the minutes of December 11, 2018, Joe Curtin seconded. All in favor, 4-0. (Charles Conroy abstained).
Agenda	6:00 pm – Master Plan Update 6:10 pm – Vote to recommend two members of the ZBA for appointment to the Affordable Housing Committee. 6:20 pm – Vote to authorize Chair to sign and submit <i>"Chapter 40B Technical Review Assistance Application"</i> 6:30 pm – Vote to designate consultant preferences for <i>"Chapter 40B Technical Review Assistance Application"</i> 6:40 pm – Review and vote on Special Permit/Variance Rules & Regulations 6:50 pm – Review minutes from December 11, 2018 meeting
Master Plan Update	Arden Sonnenberg brought the Board up to speed on the Master Plan Group's work as well as discussed the future steps towards creating a new Master Plan. Ms. Sonnenberg also invited members to attend the next meeting that will cover all topics to date as well revisit the Housing portion.
Affordable Housing Committee	Members discussed recommending members to be appointed to the Affordable Housing Committee. Joe Curtin made a motion to recommend Pat Fox and Diana Baldarelli for appointment to the Affordable Housing Committee. Matt CampoBasso will be available to fill in on an as-needed basis. Matt CampoBasso seconded. All in favor, 5-0.
40B Technical Review Assistance Application	Chairman Fox requested approval and support from the Board to submit an application to Massachusetts Housing Partnership for 40B Technical Assistance in anticipation of a 40B project. The application for assistance could potentially provide funding to allow members to receive training prior to the actual submission of the project. Charles Conroy made a motion to authorize Chairman Fox to submit the application. Joe Curtin seconded. All in favor, 5-0.
Vote to Designate Consultants (40B Application)	All members of the board checked references of the consultants listed in the Chapter 40B Technical Assistance Application. After some discussion, the members decided to request Paul J. Haverty and Judi Barrett. Matt CampoBasso made a motion to place these two consultants on the application as their preference. Charles Conroy seconded. All in favor, 5-0.
SP/Variance/ Administrative Appeal Rules and Regulations	The Board reviewed the proposed Rules and Regulations for Special Permits, Variances and Administrative Appeals. Matt CampoBasso made a motion to approve the Rules and Regulations as presented, Joe Curtin Seconded. All in favor, 5-0.
Adjourn	Joe Curtin made a motion to adjourn. Matt CampoBasso seconded. All in favor. 5-0.