

TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
October 1, 2019

MEETING:	Chairman Fox called the Zoning Board of Appeals to order at 6:00 pm. Present were members Pat Fox, Diana Baldarelli, Joe Curtin and associate member Charlie Conroy. Absent were members Jerry Siver and Matt CampoBasso.
Agenda	<p>6:00 pm – SPECIAL PERMIT – Continued from 9/24/2019 – Conditions of Special Permit - Hearing on the petition by NEADS Inc. for a Commercial Kennel (Section 2.3.1, C10 of the Sterling Protective Bylaws) at a property located at 333 Redemption Rock Trail, Sterling, MA, Parcel ID 78-14 & 15 and located in Rural Residential & Farming zoning district.</p> <p>6:30 pm – Minutes – Review minutes from September 10, 2019 and September 24, 2019 meeting (if available).</p> <p>Next scheduled meeting: Tuesday, October 8, 2019 @ 6:00 pm</p>
Minutes Approval	Charlie Conroy made a motion to approve the minutes of 9/10/2019 as amended. Joe Curtin seconded. All in favor.
Special Permit – Continued – NEADS – 333 Redemption Rock Trail – Commercial Kennel Parcel ID 78-14/15	<p>After some discussion, it was voted 4 to 0 by Board members to approve the requested Special Permit to allow for a Commercial Kennel, Animal Hospital, Veterinarian's Office in the Rural Residential and Farming zoning district (Article 2, Section 2.3.1, Commercial Use #10).</p> <p>With the following conditions of approval:</p> <ol style="list-style-type: none">1. This Special Permit for a Commercial Kennel shall only apply to NEADS, Inc. A change in ownership or user shall require a new Special Permit.2. Compliance with all applicable provisions of the Town of Sterling Protective Bylaws and General Bylaws.3. Obtain authorization from all relevant state and local agencies.4. The Petitioner shall hire an independent noise/sound consultant to conduct an outdoor background sound survey to measure the existing sound levels prior to any work on the site. The outdoor background sound survey would quantify the existing levels of noise around the property and would serve as the baseline starting point for any future noise assessments in the future.5. The Petitioner shall submit a report of the outdoor background sound survey to the Zoning Enforcement Officer and the Animal Control Officer for review on an annual basis.6. Petitioner is to use noise abatement materials throughout the construction of the structure. This shall include, but is not limited to walls, windows and ceiling areas of the outdoor kennel runs.7. All lighting is to be night-sky friendly and not spill over the property lines. Where possible, only motion sensor lighting will be provided to minimize impact on abutters. The Petitioner shall provide screening in the parking area to eliminate headlight glare onto abutting properties and may include the use of berms with fences or dense plantings.8. All solid waste shall be removed from the property on a weekly basis.

(Cont.)

9. Special Permit shall be reviewed in two (2) years from the date of said Special Permit's decision endorsement by the Zoning Board of Appeals to evaluate compliance with the conditions listed in this decision.
10. Number of dogs not to exceed ten (10), as defined in the Town of Sterling's General Bylaws Chapter 18 Animal Control, Section 18-4 C.(2) specifically regarding Special permits and Kennel II licenses.

Sign Bylaw

The board agreed that they should approach the Board of Selectmen about change in the sign-by law language to require a Special Permit instead of a Variance.

Earth Removal

The board discussed and agreed that Earth Removal should be removed from section 6.2.2 and remove all references to earth removal in the Protective Bylaws.

Adjourn

Motion was made to adjourn – all in favor, 4-0.

Materials: No additional materials were used at this meeting.