

TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
October 8, 2019

MEETING:	Chairman Fox called the Zoning Board of Appeals to order at 6:00 pm. Present were members Pat Fox, Matt CampoBasso, Joe Curtin and associate member Charlie Conroy. Absent were members Jerry Siver and Diana Baldarelli.
Agenda	<p>6:00 pm – COMPREHENSIVE PERMIT – Petitioner Taniel Bedrosian, Almick Construction Inc. (applicant) and Doris E. Bedrosian (owner) have applied to the Zoning Board of Appeals for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 21, to construct 8 duplexes for a total of 16 3-bedroom units, with 4 units being affordable. The property is zoned Rural Residential and Farming.</p> <p>7:00 pm – Review and vote on bylaw changes for Signs and Earth Removal.</p> <p>7:15 pm – Minutes – Review minutes from September 24, 2019 and October 1, 2019 meeting (if available).</p> <p>Next scheduled meeting: Tuesday, November 12, 2019 @ 6:00 pm</p>
Minutes Approval	Joe Curtin made a motion to approve the minutes of 9/24/2019 as amended. Matt CampoBasso seconded. All in favor.
Comprehensive Permit (40B) 81 Chace Hill Rd Parcel ID 150-21	<p>Mr. Dean Harrison, Housing Construction Supervisor and Robert Truax of GLM Engineering Consultants were on hand to present the Comprehensive Permit project. The project will contain eight (8) three bedroom duplexes (16 units) with 25% (4) units being affordable. The Project Eligibility Letter (“site approval”) stipulates that they cannot make more 20% in profits. There will be no lot configuration – this will be a homeownership association. The buildings will be placed on approximately 5 acres of the 18.46 acre site.</p> <p>Stormwater will be directed down the roadway to the end of the roadway and into a drainage basin prior to the wetlands. There will also be a culvert in the roadway to handle stormwater. The development will be serviced by town water and it will have a common septic. The septic system will use pumps to get to the leach field. There will be a gravel roadway that will cross the marsh area for maintenance purposes (utilizing an existing carpath). There will only be a pipe crossing the wetland area. The septic will be privately owned and maintained.</p> <p>The paved road will be 24’ wide with a Cape Cod berm and an island in the cul-de-sac. There will be no sidewalks.</p> <p>The units will have 2 floors and be in town house style. All units will be the same. They all have 2 car garages (for small cars).</p> <p>Joe Curtin asked some questions about the septic system. Robert Truax explained that it is a pressure dose system and nitrogen loading is not restricted because of the size of the lot. Mr. Paul Haverty, consultant for the Board requested that the applicant submit their requested waivers to the Board sooner than later.</p> <p>At 6:29 pm the meeting was opened for public comment. A number of residents spoke and had the following comments/concerns:</p> <ul style="list-style-type: none">• Wants a culvert for existing stormwater so as to not create a dam and back water onto his property.

(Cont.)

- MassHousing “misrepresented” data. There are no nearby highways and no groceries, no sidewalks as stated in the application.
- 710’ street with no lighting proposed. Applicant stated that there will be a lamp post at every house.
- Traffic study was done in June 2019.
- Has livestock adjacent to property and is concerned about noise/smell complaints. Also concerned about the increase in traffic.
- Requested a reduction in number of units.
- Wants landscaping to reduce views of project. Concerned that this opens the rest of the land to development. Applicant stated that there can be a condition of no further development. Concerned about sewerage crossing wetlands. Engineer stated that the pressure system (septic) will be “double-sleeved” pipe. The system has “pressure zones” – each zone gets 1 hit per day to break it up.
- Concerned about traffic and endangered species. Also concerned about historical/archeological artifacts.
- Concerned about screening and fencing between project and residential home.

Mr. Haverty also explained that no further mailings announcing the meeting are required as long as the next hearing is announced during a public meeting to a date/time certain.

The board discussed the use of peer review consultants. A civil engineer for the stormwater and a traffic engineer to review the traffic study. Joe Curtin made a motion to allow Pat Fox to pick the engineers that will be used. Charlie Conroy seconded. All in favor.

Sign Bylaw

By adding the following proposed language/article to the Protective Bylaws, the Board would eliminate the problem of applicants coming to the board for a Variance and it would be an allowed use by Special Permit. “3.1 SIGNS – The following regulations pertaining to signs shall apply, unless otherwise authorized by Special Permit by the Zoning Board of Appeals.” Pat will get this as an agenda item with the Board of Selectmen and present the change – in person or by letter.

Earth Removal

Delete references of Earth Removal in the protective bylaws. It’s not a use, structure or ongoing activity. Strike reference from the Table of Uses.

Adjourn

Charlie Conroy made to adjourn, Joe Curtin seconded – all in favor, 4-0.

Materials: No additional materials were used at this meeting.