

TOWN OF STERLING  
ZONING BOARD OF APPEALS MINUTES  
Butterick Municipal Building, Room 205 6:00 p.m.  
November 12, 2019

MEETING:	Chairman Fox called the Zoning Board of Appeals to order at 6:00 pm. Present were members Pat Fox, Joe Curtin, Diana Baldarelli and Jerry Siver. Absent was member Matt CampoBasso.
Agenda	<p>6:00 pm - <b>COMPREHENSIVE PERMIT (Continued)</b> - 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>7:15 pm - Discussion and possible vote on proposed amendments to Protective Bylaws regarding signs and earth removal.</p> <p>7:30 pm - <b>Minutes</b> - Review minutes from and October 1, 2019 and October 8, 2019 meetings</p> <p><b>Next scheduled meeting:</b> Monday, December 9, 2019 @ 6:00 pm</p>
Minutes Approval	Joe Curtin made a motion to approve the minutes of 10/1//2019. Diana Baldarelli seconded. 3 aye, 0 opposed, 1 abstain (Jerry Siver).
Comprehensive Permit (40B) 81 Chace Hill Rd Parcel ID 150-21	The Applicant for the 81 Chace Hill Road Comprehensive Permit (40B) has requested a continuance until our next meeting. Due to some scheduling issues, the next meeting will be held MONDAY, December 9, 2019 at 6:00 pm in room 205 of the Butterick Municipal Building.. Joe Curtin made a motion to continue the petition of Taniel Bedrosian, Almick Construction until December 9. Diana Baldarelli seconded. All in favor, 4-0.
Sign Bylaw	By adding the following proposed language/article to the Protective Bylaws, the Board would the 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." Joe Curtin made a motion to propose amendments by the ZBA to the Board of Selectmen. Jerry Siver seconded. All in favor.
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. Propose an Article for the Annual Town Meeting Warrant regarding the Earth Removal changes. This Article could be withdrawn if the new Earth Removal Bylaw is passed at Town Meeting. Jerry Siver made a motion that Pat Fox act as spokesman to propose this article to The Board of Selectmen. Joe Curtin seconded. All in favor.
Adjourn	Jerry Siver made to adjourn, Joe Curtin seconded – all in favor, 4-0.

Materials: No additional materials were used at this meeting.