

TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
April 14, 2020

MEETING:	<p>In response to the COVID-19 pandemic, members of the Zoning Board of Appeals held this meeting remotely by calling into a conference call.</p> <p>Chairman Fox called the Zoning Board of Appeals to order at 6:00 pm. Present via phone were members Pat Fox, Diana Baldarelli, Matt CampoBasso, Joe Curtin and associate members Charlie Conroy and Scott Eddy. Absent was Jerry Siver.</p>
Agenda	<p>6:00 pm – COMPREHENSIVE PERMIT (Continued) – Petitioner Taniel Bedrosian, Almik 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 located at 81 Chace Hill Road and is zoned Rural Residential and Farming.</p> <p>6:00 pm – Minutes – Review minutes from January 28, 2020 and March 10, 2020.</p>
Minutes 1/28/20	<p>Not all members were in attendance for the entire meeting on 1/28/2020. For the 81 Chace Hill Road Public Hearing, Charlie Conroy made a motion to approve the minutes pertaining to the 40B. Joe Curtin seconded. All in favor, 0 opposed. (Pat Fox, Diana Baldarelli, Matt CampoBasso, Joe Curtin and Charlie Conroy. For the remaining minutes, Joe Curtin made a motion to approve, Diana Baldarelli seconded. All in favor, 0 opposed. (Pat Fox, Diana Baldarelli, Matt CampoBasso and Joe Curtin. Charlie Conroy abstained.)</p>
Minutes 3/10/20	<p>Charlie made a motion to approve the minutes of 3/10/2020 as amended. Joe Curtin seconded. All in favor, 0 opposed. (Pat Fox, Diana Baldarelli, Matt CampoBasso, Joe Curtin and Charlie Conroy.)</p>
Comprehensive Permit (40B) 81 Chace Hill Rd Parcel ID 150-21	<p>Chairman Fox opened the hearing at 6pm and entertained a motion to continue the Public Hearing for 81 Chace Hill Road until Tuesday, May 12, 2020 at 6pm in room 205. Charlie Conroy moved the motion and Joe Curtin seconded. All in favor, 0 opposed. (Pat Fox, Diana Baldarelli, Matt CampoBasso, Joe Curtin and Charlie Conroy.)*</p>
Adjourn	<p>Charlie Conroy made a motion to adjourn, Joe Curtin seconded. All in favor. 0 opposed.</p> <p>*There were no presentations, discussions, testimonies or deliberations pertaining to the Public Hearing for 81 Chace Hill Road. The Hearing was opened and immediately continued to May 12, 2020 at 6:00 PM in Room 205 of the Town of Sterling Town Hall.</p>