



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
August 11, 2020

Due to the COVID-19 pandemic, public participated via teleconference.

MEETING:	Chairman Pat Fox called the meeting of the ZBA to order at 6:12 pm. Present were members Joe Curtin, Diana Baldarelli, Pat Fox and Jerry Siver. Matt CampoBasso joined the meeting at 7pm to vote on the public hearing.
Agenda	<p>AGENDA:</p> <p>6:00 pm – SPECIAL PERMIT & VARIANCE (Request for postponement to September 8, 2020 meeting) – Joseph Evangelista has applied to the Zoning Board of Appeals seeking a Special Permit for the purposes of building a Single Family House and a Variance for relief from the front yard setback requirements at a property located at 3 Trinity Avenue, Sterling MA, Parcel ID 175-53. The property is located in the Neighborhood Residential zoning district.</p> <p>6:05 pm – SPECIAL PERMIT – Petitioner Matthew Wenners for a Special Permit for purposes of a Commercial Kennel (Section 2.3.1., C10 of the Sterling Protective Bylaws) at property located at 3 Michael Lane, Sterling, MA, Parcel ID 95-24 and located in Rural Residential & Farming zoning district.</p> <p>6:20 pm – NORTHGATE MEADOWS – Discussion and preparation for September 8, 2020 meeting.</p> <p>6:30 pm – Discussion and possible vote regarding a fall Special Town Meeting.</p> <p>6:35 pm – Discussion Commercial Kennels.</p> <p>6:40 pm – Minutes – Review minutes from July 14, 2020.</p>
3 Trinity Avenue - Postponement	Chairman Fox acknowledged the application for a Special Permit and Variance for 3 Trinity Avenue and also acknowledged the petitioner's request for postponement until the September 8, 2020 meeting.
Special Permit – Commercial Kennel – 3 Michael Lane, Parcel ID 95-24	<p>Petitioner Matthew Wenners and Jessica DiCenso presented their application for a Special Permit for a Commercial Kennel. They are currently in violation of the Protective Bylaws as they have 5 pet dogs – 4 dogs are allowed by right, 5 plus is considered a "Commercial Kennel" and requires a Special Permit. They are not seeking to expand or have a true "commercial" kennel. They have installed air conditioning so that the windows are closed during the summer to minimize sound. They have a fenced in yard.</p> <p>Mr. Fox then opened the hearing to the members and the public for questions and comments. There were some abutter concerns regarding the word "commercial" and possible negative impacts on resale of properties. As a result of that concern, a number of neighbors were opposed to the kennel. After more discussion, Joe Curtin made a motion to grant the Special Permit to Michael Wenners for a Commercial Kennel at 3 Michael Lane, located in the Rural Residential and Farming district with the condition that applies to the existing 5 dogs on the property. The Special Permit terminates when the number of dogs drops to 4. Jerry Siver seconded. Motion passes 4-1 with Patrick Fox voting nay.</p>
Northgate Meadows	Northgate Meadows will be before the Board on September 8, 2020 for a public hearing regarding the "substantial" change request presented to the Board.
Commercial Kennels	The Board discussed Commercial Kennels as written in our Protective Bylaws. After some discussion, it was decided to postpone further discussion until September 8, 2020.
Special Town Meeting	Jerry Siver moved that the Board support a Special Town Meeting. Diana Baldarelli seconded. All in favor, 5-0.
Minutes	Joe Curtin made a motion to approve the minutes of July 14, 2020. Diana Baldarelli seconded. Motion passed 4-0-1 with Matt CampoBasso abstaining.
Adjournment	Joe Curtin made a motion to adjourn. All in favor, 5-0. Motion passed unanimously.