



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 5:00 p.m.
December 8, 2020

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

MEETING:

Chairman Pat Fox called the meeting of the ZBA to order at 5:00 pm. Present was member Patrick Fox and present via phone were members Joseph Curtin, Diana Baldarelli, Jerry Siver and Matt CampoBasso.. The Board had quorum with 5 members present.

Agenda

AGENDA:

5:00 pm – NORTHGATE MEADOWS – COMPREHENSIVE PERMIT MODIFICATION (Continued) - Notice is hereby given that a request has been filed with the Sterling Board of Appeals by J. Whitney Development, Inc. for a Comprehensive Permit Modification pursuant to 760 CMR 56.05(11) and 56.07(4)(a). The applicant would like to modify the permit to all rental units rather than the mix of part homeownership and part rental units. The applicant has also requested an increase in the total number of units from 158 units to 216 units. The Board has determined that this modification is Substantial in nature. The property is located "off" Leominster Road, Sterling, MA, Parcel ID 23-18 and located in Rural Residential & Farming zoning district.

Northgate
Meadows – "off"
Leominster Road
– Parcel ID 23-18
– Substantial
Change to
Comprehensive
Permit (CONT.)

Attorney Thomas Bovenzi phoned into the meeting to request a continuance of the public hearing to allow his client ample time to review the draft decision. Attorney Bovenzi has also provided his request in writing to the Board. Chairman Fox polled the Board and they unanimously voted to allow the request to continue the public hearing until January 12, 2021 at 5:00 pm. All in favor, motion passed 5-0.

Minutes

Mr. CampoBasso made a motion to approve the minutes of November 10, 2020. Ms. Baldarelli seconded. All in favor, motion passed 5-0.

Adjournment

Mr. Curtin made a motion to adjourn. All in favor, 5-0. Motion passed unanimously.