



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
April 13, 2021

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

MEETING:

Chairman Pat Fox called the meeting of the ZBA to order at 6:00 pm. Present were members Patrick Fox, Joseph Curtin and Diana Baldarelli. Jerry Siver participated remotely via Zoom. Matt CampoBasso was absent. The Board had quorum with 4 members present.

Agenda

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- 6:00 pm – SPECIAL PERMIT** - Scott and Susan Connor for a Special Permit for the purposes of building an accessory apartment which is attached to a single-family house. (Article 2, Section 2.3.1., A4 of the Sterling Protective Bylaws). The property located at 4 Belmont Drive, Sterling, MA, Parcel ID 114-46, and located in the Rural Residential and Farming zoning district.
- 6:15 pm** – Reconsideration/review of proposed ZBA Protective Bylaw amendments
- 6:25 pm** – Discussion of private landowner petition zoning map amendment, Princeton Road.
- 6:30 pm – Minutes** - Review minutes from March 9, 2021

Special Permit – Accessory Apartment – 4 Belmont Drive – Parcel ID 114-46

Mr. Josh Pineo and Mr. Scott Connor participated in the Public Hearing via Zoom. The petitioners wish to build an accessory apartment addition to their home for their daughter and son-in-law. They have Town water and will be upgrading the septic system to address the higher demand on the system with the addition of a bedroom. Chairman Fox then addressed the requirements set forth in the Protective Bylaws section 2.3.5 “Accessory Apartment Use.” The applicant indicated that he will comply with the entirety of the bylaw as well as the dimensional controls in section 2.5 of the Bylaws.

Mr. Joseph Curtin made a motion to grant the Special Permit for an Accessory Apartment to Mr. & Mrs. Scott Connor at 4 Belmont Drive contingent on receiving approval from the Board of Health with regards to the septic and that the petitioner must comply with all of Article 2.3.5 as well as the dimensional controls in Article 2.5 of the Protective Bylaws. Ms. Diana Baldarelli seconded. All in favor, 4-0.

Review Proposed Amendments

The Board discussed the proposed amendments that had been put forth by the ZBA. After some discussion, they agreed to keep the proposed amendments on the Annual Town Meeting Warrant.

Discussion of Zoning Map Petition

The Board discussed a private citizen’s petition that proposes to extend the Neighborhood Residential District to the back portion of their lot which is currently zoned Rural Residential and Farming. Chairman Fox asked if the Board would like to take a position on this petition in the event that the ZBA was asked whether or not they supported it. After some discussion, the Board decided to not take a position at this time.

Minutes

Ms. Baldarelli made a motion to approve the minutes of March 9, 2021 as amended. Mr. Curtin seconded. All in favor, 4-0.

Adjournment

Mr. Curtin made a motion to adjourn. All in favor, 4-0. Motion passed unanimously.