



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
June 8, 2021

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

MEETING:

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

Agenda

6:00 pm – SPECIAL PERMIT - Adam Brandt for a Special Permit for the purposes of converting an existing attached garage into an Accessory Apartment. (Article 2, Section 2.3.1., A4 of the Sterling Protective Bylaws). The property is located at 22 Woodside Drive, Sterling, MA, Parcel ID 114-36, and located in the Rural Residential and Farming zoning district.

6:15 pm – Discussion of ZBA sponsored warrant articles for the town meeting.

6:25 pm – Minutes - Review minutes from April 13, 2021

Special
Permit –
Accessory
Apartment –
22 Woodside
Drive – Parcel
ID 114-36

Mr. Adam Brandt and Mrs. Abigail Brand presented their petition to build an accessory apartment within the existing space that is currently their garage. 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. Vice Chairman Curtin 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. Jerry Siver 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. Matt CampoBasso seconded. All in favor, 4-0.

Minutes

Mr. Siver made a motion to approve the minutes of April 13, 2021. Ms. Baldarelli seconded. All in favor, 4-0.

Adjournment

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