



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
September 14, 2021

MEETING:

Chairman Patrick Fox called the meeting of the ZBA to order at 6:00 pm. Present were members Patrick Fox, Jerry Siver, Diana Baldarelli and Matthew CampoBasso. Joseph Curtin joined the meeting at 6:10 pm.

Agenda

6:00 pm – SPECIAL PERMIT – JLLJ Realty Trust has applied for a Special Permit to allow for the extension, alteration, or change to a pre-existing non-conforming structure for the purposes of building a partial second story addition to an existing single family house (Section 2.2.4 of the Town of Sterling's Protective Bylaws) at a property located at 15 Hall Avenue, Sterling MA, Parcel ID 134-31. The property is located in the Rural Residential & Farming zoning district

6:15 pm – Consideration of a request for a ZBA member to serve on an ad hoc committee regarding kennels.

6:30 pm – Minutes - Review minutes from August 17, 2021

Special Permit –
15 Hall Ave,
Expansion/Alteration,
Parcel ID
134-31

Mr. Robert Garofoli presented the application on behalf of the applicant JLLJ Realty Trust. Mr. Garofoli stated that they will demolish the structure through "handwork" as to minimize the impact on the neighbors and the lake. They will not know how much needs to be removed until they get there, but the structure will remain in the same foot print and will add a partial second story which will contain the master bedroom. The home will remain as a two bedroom. The septic is new and installed last year. There is also a proposal to extend the deck with minimal excavation and only requiring two additional posts on the lake side. There was no one from the public at the hearing opposing the application.

Mr. Siver made a motion to approve the Special Permit subject to compliance with all applicable sections of the Protective Bylaws. Mr. Curtin seconded. All in favor, 5-0.

Kennel
Committee
appointment

The Board discussed the appointment of a member to an ad hoc committee to review the Kennel General and Protective Bylaws. Mr. Curtin made a motion to table this request at this time. Ms. Baldarelli seconded. All in favor, 5-0.

Minutes

Mr. Curtin made a motion to approve the minutes of August 17, 2021 as amended.. Ms. Baldarelli seconded. All in favor, 5-0.

Mr. Siver's
resignation

The Board extended its gratitude to Mr. Siver for his many years of service to the Town as a member of the ZBA. He will be missed.

Adjournment

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