



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
November 9, 2021

MEETING:

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

Agenda

6:00 pm – SPECIAL PERMIT – Notice is hereby given that an application has been filed with the Sterling Board of Appeals by Erika Jackson for a Special Permit to allow for a “Commercial Kennel, Animal Hospital, Veterinarian’s Office” (see Sections 2.3.1., C10 of the Protective Bylaws) at property located at 64 Leominster Road, Sterling, MA, Parcel ID 72-1. The parcel is located in the Commercial zoning district and the Groundwater Protection zone. The premises is currently occupied by a child daycare.

6:15 pm – Discuss and possible vote on recommendation to Select Board regarding development of town-owned land.

6:30 pm – Minutes - Review minutes from September 14, 2021

Welcome!

Chairman Fox welcomed and addressed our newest board members: Ms. Gail Bergeron will be a member of the board, and Mr. Everett Pierce is our newest associate member.

Special Permit –
64 Leominster Rd
“Commercial
Kennel,” Parcel
ID 72-1

Chairman Fox read the legal advertisement into record and opened the floor to the applicant. Ms. Erika Jackson presented her application to the Board. Ms. Jackson is proposing a doggie daycare that will also provide grooming and small training classes held in the evenings. There will be no more than 30 dogs in the daycare (maximum allowed given the space). Operational hours will be approximately 7am to 6pm. The training classes will begin at 6pm and go no later than 8 pm. There will be no overnight boarding or activity.

Ms. Jackson went on to explain that there will be 2 groups of dogs – smaller and larger and preferably no dogs any larger than 80 pounds. There are two fenced in areas behind the facility to separate the dogs (15 in each) with 2 staff overseeing the dogs while outside. Staffing is planned with 4 handling daycare, 4 groomers, and 2 trainers (including the applicant). They are currently operating at a location in town called Creature Comforts which only provides grooming at this time.

A majority of the daycare time will be outdoors (weather permitting). There is no barking (as a trainer, she does not allow this and does not want the dogs to go home with bad habits). The dogs will always be supervised. She will have a dumpster on site for the waste and anticipates pick-up once or twice a week.

Chairman Fox opened the floor to the public. Mr. James Simpson, owner of said property, spoke favorably to the application and also noted that there were virtually no abutters to the sides (vacant lot and swamp area), and to the rear is the Sterling Animal Shelter. Another member of the public asked some questions of the applicant regarding training style.

After some discussion, Mr. Curtin made a motion to grant the Special Permit for Erika Jackson for a grooming, training and doggie daycare facility located at 64 Leominster Road, located in the Commercial zoning district and the groundwater protection districts subject to compliance with all applicable sections of the Protective Bylaws. Ms. Baldarelli seconded. All in favor, 5-0.

Town Owned Land	Chairman Fox discussed the Housing Initiatives Committee's recommendation to use Town owned properties to develop affordable housing. After some discussion, Mr. Curtin made a motion to support Chairman Fox's recommendation that a letter be sent to the Board of Selectmen requesting that this option be pursued. Ms. Bergeron seconded. All in favor, 5-0.
Minutes	Mr. Curtin made a motion to approve the minutes of September 14, 2021 as amended.. Mr. CampoBasso seconded. All in favor, 5-0.
Adjournment	Meeting was adjourned at 6:30 pm.

Minutes were approved at a meeting on 12/14/2021, P. Page.