



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
January 11, 2022

MEETING:

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

Agenda

6:00 pm – Variance (Cont.)– Christopher & Christina Longo is seeking a Variance for relief from the front yard setback requirements (Section 2.5.1 of the Protective Bylaws) at a property located at 185 Pratts Junction Road, Sterling MA, Parcel ID 67-19. The property is located in the Rural Residential and Farming zoning district and the Aquifer and Water Resource Protection Districts.

6:15 pm – Special Permit -- Betsy Baird is seeking a Special Permit to allow for the extension, alteration, or change to a pre-existing non-conforming structure for the purposes of building a Single Family House (Section 2.2.4 of the Town of Sterling's Protective Bylaws) at a property located at 18 Circle Avenue, Sterling MA, Parcel ID 175-48. The property is located in the Neighborhood Residential zoning district.

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

Special Permit
CONTINUED – 185
Pratts Junction Road
– Relief from Front
Yard Setback Parcel
ID 67-19

The hearing for 185 Pratts Junction Road was continued until the March 8, 2022 meeting at the request of Attorney John M. Flick. Chairman Fox read the request from Attorney Flick into record. Mr. Curtin made a motion to grant the request to continue, Ms. Baldarelli seconded. Mr. Curtin, Ms. Baldarelli, Mr. CampoBasso, Ms. Bergeron and Mr. Pierce voted in favor of the request, Mr. Fox abstained as he did not participate in the hearing. Vote 5-0-1.

Special Permit –
18 Circle
Avenue – Non-
Conforming –
Parcel ID 175-
48.

Chairman Fox read the public hearing notice into record. Applicant Betsy Baird wishes to construct a single family home on a lot located at 18 Circle Avenue. Previously on the lot was a single family home that was demolished with appropriate permitting. The new home will be 2 stories and will meet the setback requirements for Neighborhood Residential Zoning and within Waushacum Village. Mr. John Farnsworth presented the application on behalf of Ms. Baird. Chairman Fox opened up the hearing to the public. Mr. Charles Locke, president of the Waushacum Village homeowners associate spoke in support of the applicant, as well as one of the abutters. No one opposed the application.

Chairman Fox opened the discussion to the Board and Mr. Curtin spoke in favor of the project as it is an improvement to the pre-existing house making it safer and the new house will meet the setback requirements of the zoning district. Chairman Fox also agreed with Mr. Curtin's sentiments.

Ms. Bergeron made a motion to approve the Special Permit for 18 Circle Avenue, Mr. CampoBasso seconded. All in favor, 5-0. (Mr. Pierce did not participate in this hearing as the Board had quorum).

Minutes

Mr. CampoBasso made a motion to approve the minutes of December 11, 2021. Mr. Curtin seconded. Mr. Curtin, Ms. Baldarelli, Mr. CampoBasso, Ms. Bergeron and Mr. Pierce voted in favor of the request, Mr. Fox abstained as he did not participate in the December meeting. Vote 5-0-1.

Adjournment

Mr. CampoBasso made a motion to adjourn, Mr. Pierce seconded, all in favor, 4-0.

Minutes were approved at a meeting held on 3/8/2022, P. Page.