



TOWN OF STERLING  
ZONING BOARD OF APPEALS MINUTES  
Butterick Municipal Building, Room 205 6:00 p.m.  
May 10, 2022

MEETING:

Chairman Patrick Fox called the meeting of the ZBA to order at 6:02 pm. Present were members Diana Baldarelli, Joseph Curtin, Gail Bergeron, and Patrick Fox. Absent was Matthew CampoBasso.

Agenda

- 6:00 pm – Special Permit - Michael and Santia Ringer have applied for a Special Permit for the purposes of building a detached Accessory Dwelling Unit with an attached two car garage. (Article 2, Section 2.3.5., A4 #2 of the Sterling Protective Bylaws). The property is located at 101 Osgood Road, Sterling, MA, Parcel ID 3-19, and located in the Rural Residential and Farming zoning district.
- 6:15 pm – Eight Point Sportsmen's Club, Inc. – Modification of existing Special Permit, or extension of Special Permit originally issued in 1982.
- 6:40 pm – Minutes - Review minutes from April 12, 2022

101 Osgood  
Road – Special  
Permit –  
Detached  
Accessory  
Dwelling Unit  
Parcel ID 3-19

Chairman Fox opened the meeting at 6:02 pm and read the legal advertisement into record. Also read into record was a letter from the Board of Health in regards to the septic and adequate water supply.

Mr. Michael Ringer, Jr. presented his Special Permit to the Board. He would like to build a detached accessory dwelling unit (ADU) with an attached 2-car garage for his parents who split their time between Massachusetts and Florida. Chairman Fox expressed some concerns about the proposed design and felt that it does not meet the spirit of the bylaw as created while fully acknowledging that the bylaw could be written more clearly, Mr. Curtin explained some history to the original in-law/accessory apartment bylaw from the early 2000's which further clarified the intent of the old bylaw. Ms. Baldarelli had concerns that, as designed, the ADU appears as a tiny house.

Mr. Michael Ringer, Sr. stated that he would like the garage to store his possessions as they will be downsizing from a rather large home to a much smaller unit of 800 sf. Mr. Ringer, Jr. asked if the board would consider a garage below the ADU. The board stated that such a request would be considered. Mr. Ringer, Jr. requested a continuance to revise the plans and discuss further with the Building Commissioner. Mr. Curtin made a motion to grant the request of Mr. Ringer, Jr. for a continuance until June 7, 2022 at 6 pm. Ms. Baldarelli seconded. All in favor, 4-0.

The Eight Point  
Sportsmen's  
Club – request  
for Extension

The Eight Point Sportsmen's Club requested an extension of an existing Special Permit which was granted July 6, 1982 which requires 2 year renewals. Mr. Curtin made a motion to grant the extension to the Special Permit until May, 2024. Ms. Bergeron seconded. All in favor, 4-0.

Minutes

Mr. Curtin made a motion to approve the minutes as amended, Ms. Bergeron seconded. All in favor, 4-0.

Adjournment

Mr. Curtin made a motion to adjourn, Ms. Baldarelli seconded, all in favor, 4-0.

*Minutes were approved as amended at a meeting held on 6/7/2022, P. Page.*