



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
November 1, 2022

MEETING:

Chairman Patrick Fox called the meeting of the ZBA to order at 6:00 pm. Present were members Diana Baldarelli, Joseph Curtin, Patrick Fox, Everett Pierce, Matthew CampoBasso and alternate Gail Bergeron (who only participated in the approval of the October meeting minutes).

Agenda

- 6:00 pm – Special Permit (CONTINUED)** - Steven Flagg has applied for a Special Permit to allow retail sales of recreational vehicles and luxury mobile restroom units. (Article 2, Section 2.3.1 C23 of the Sterling Protective Bylaws). The property is located at 141-149 Greenland Road, Sterling, MA, Parcel ID 117-2, and located in the Light Industrial zoning district.
- 6:15 pm – Special Permit** - The estate of Stephen Jablonsky has applied for a Special Permit for purposes of a Commercial Kennel (see Sections 2.3.1., C10 of the Sterling Protective Bylaws) at property located at 15 School Street, Sterling, MA, Parcel ID 105-21 and located in the Town Center zoning district and the Groundwater Protection District.
- 6:25 pm – Minutes** - Review minutes from August 9, 2022 & October 11, 2022

141-149
Greenland
Road, SP for
Retail Sales

The hearing for 141-149 Greenland Road continued. Mr. Steven Flagg provided more information about the business. They will be storing luxury mobile bathroom units and recreational vehicles. He also asked about the possibility of storing additional units in the winter (later on in the hearing, the Board recommended Mr. Flagg come back with a new application for that new request and Mr. Flagg agreed). The business is 100% online and viewings of the physical units are done by appointment. He anticipates 2 to 4 units/models with approximately 24 per year. Typically the drop-off of new units would be between 9 and 10 am, and picked up by 2 pm.

Chairman Fox opened the floor for public comment. A couple of the members of the public expressed support for the application as well as a member of the Economic Development Committee. There were a number of members of the public that expressed their concerns with traffic, the number of units and flaws with the process/paperwork. Mr. Curtin heard the concerns regarding the traffic and reached out to the Town Administrator, Police and Department of Public Works and notified them of the comments made at the previous hearing. Chairman Fox also reminded the public that although these were valid concerns, they were not within the purview of the Board of Appeals. Mr. Curtin made a motion to close the public hearing. Mr. Pierce seconded. All in favor, 5-0.

After some discussion, Mr. Curtin made a motion to grant the Special Permit for Retail Sales of luxury toilet units limited to the "leased area" on the plan submitted with the application and limited to 4 luxury toilet units and 12 recreational vehicle rentals and compliance with state and local regulations. No draining or flushing of sewerage on site. Hours of operation from 7am to 6pm from April 1st to October 30th. Mr. Pierce seconded. All in favor, 5-0.

15 School
Street, SP for
Commercial
Kennel

Chairman Fox opened the hearing, but the applicant did not appear. After some discussion, Mr. Curtin made a motion to deny the application because there was no one there to speak in support of the application. Mr. Pierce seconded. All in favor, 5-0.

Minutes

Mr. CampoBasso made a motion to approve the minutes of August 9, 2022. Mr. Curtin seconded. All in favor, 5-0. Mr. Curtin made a motion to approve the minutes of October 11, 2022. Mr. Pierce seconded. Vote was 5-0-1 (Mr. CampoBasso abstained as he was not present, but Ms. Bergeron was and voted)

Adjournment

Chairman Fox adjourned the meeting at 7:13 pm.

Minutes were approved at a meeting held on 1/10/2023, P. Page.