



TOWN OF STERLING  
ZONING BOARD OF APPEALS MINUTES  
Butterick Municipal Building, Room 205 6:00 p.m.  
March 14, 2023

MEETING:

Vice Chairman Joseph Curtin called the meeting of the ZBA to order at 6:00 pm. Absent were members Patrick Fox, Everett Pierce, Matthew CampoBasso and Diana Baldarelli. The Board did not have quorum.

Agenda

- 6:00 pm – Special Permit** - CD Corrinne Builders Inc. has applied for a Special Permit for the purposes of building a Multi-Family Development. (Article 4, Section 4.2 of the Sterling Protective Bylaws). The property is located at 100 Clinton Road, Sterling, MA, Parcel ID 70-2.1, and is located in the Neighborhood Residential and Rural Residential Zoning Districts.
- 6:15 pm – Special Permit Modification (Continued)** - Steven Flagg has applied for a Special Permit Modification for a permit granted in November 2022. Applicant wishes to modify the permit by eliminating condition #5 which restricts the storage of recreational or other vehicles on the site. The property is located at 141-149 Greenland Road, Sterling, MA, Parcel ID 117-2, and located in the Light Industrial zoning district. **Applicant has requested a continuance to the April meeting.**
- 6:20 pm – Special Permits** – New England Fencing Inc. has applied for a Special Permit for the purposes of operating a contractor's yard and open air display area (Section 2.3.1, D(5) & C(20) of the Sterling Protective Bylaws). The property is located at 78 Worcester Road, Sterling, MA, Parcel ID 137-3, 4 & 5, and located in the Commercial zoning district and the Groundwater Protection District.
- 6:30 pm – Variance** - Dana McKiel of Integrity Building and Design has petitioned the Zoning Board of Appeals on behalf of Jeffrey and Christine Ward seeking a Variance for relief from the side yard setback requirements (Section 2.5.1 of the Protective Bylaws) at a property located at 18 Stuart Road, Sterling MA, Parcel ID 65-4. The property is located in the Rural Residential and Farming zoning district.
- 6:45 pm – Special Permit (re-hearing)** - On February 23, 2023, the Planning Board voted to recommend the re-hearing of a previously unfavorably acted upon application for Katrina Jablonsky by the Zoning Board of Appeals on November 1, 2022. The application is for a Special Permit for a Commercial Kennel (see Section 2.3.1., C10 of the Sterling Protective Bylaws) to be exercised at 15 School Street, Sterling, MA, Parcel ID 105-21. (See MGL 40A Section 16). The property is located in the Town Center zoning district and the Groundwater Protection District.
- 7:00 pm** – Vote to recommend Joseph Testagrossa to the Select Board as an associate member.

At 6:00 pm Vice Chairman Curtin opened the hearing and read the public hearing notices into record and immediately continued the meeting to April 11, 2023 to be heard in room 205 at the Butterick Municipal Building.

Meeting was adjourned.

*Minutes were approved at a meeting held on 4/11/2023, P. Page.*