



TOWN OF STERLING
ZONING BOARD OF APPEALS MINUTES
Butterick Municipal Building, Room 205 6:00 p.m.
June 13, 2023

MEETING:

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

Agenda

6:00 pm – Special Permit (Continued)- 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.

6:20 pm – Use Variance - Lawrence & Pamela Culley have petitioned the Zoning Board of Appeals seeking a Use Variance (Section 301.6.2.2 (2)(a) of the Protective Bylaws) to allow for retail sales of antiques (Section 301.2.3) at a property located at 343 Redemption Rock Trail, Sterling MA, Parcel ID 78-12. The property is located in the Rural Residential and Farming zoning district and the Groundwater Protection Districts.

100 Clinton
Road – Multi-
Family Dev. SP

Matthew CampoBasso submitted his signed Mullin Rule affidavit which allowed him to participate in the hearings after missing a single hearing per MGL 39, Section 23D.

Mr. Carl Corrinne (applicant) and Mr. Brian Milisci of Haley Ward were present to continue the hearing on the multi-family development located at 100 Clinton Road. Per the Board's request, the applicant had revised the plans and reduced density from 38 units to 34 units and shifted the roadway west towards the New England Power easement. They also increased the buffer on the east side from 40 feet to 50 feet. The area occupied by the supports for the power lines was also removed from the open space calculation. The distance between structures is approximately 25 feet. Septic design on the easterly side of the project has been moved further west away from the abutters.

At 6:22 pm, acting Chairman Curtin opened the hearing to the public. An abutter wondered if a recent National Grid bulletin would have any impact on the open space proposed in this project. The bulletin was to inform abutters and those with land within the right of way that National Grid will be eliminating any remaining wooden structures and upgrading hardware to optimize transmission and protection from lightning strikes and other interruptions. Two additional abutters commented that they currently have very wet back yards and are concerned that construction may worsen their issues. At 6:41 pm, the public hearing was closed and the board began discussions.

After much back and forth among members of the Board, Mr. Pierce made a motion to approve the Special Permit for a multi-family development consistent with section 4.2 of the Protective Bylaws for 100 Clinton Road and modification of the "Conceptual Multifamily Development" plan dated June 7, 2023 from 17 buildings to 16 buildings for a total of 32 units as well as providing signage on the easterly side of the property indicated the open space. Ms. Bergeron seconded. All in favor, 5-0.

343
Redemption
Rock Trail – Use
Variance –
Retail Sales

Ms. Bergeron stepped down for this hearing and Mr. Joseph Testagrossa joined the board.

Chairman Curtin read the legal notice into record. Mrs. Pamela Culley presented her petition for a Use Variance to allow for retail sales in a detached structure located in the Rural Residential and Farming zoning district. Mrs. Culley indicated that her residence is located across from B-Man's 140 Tavern. Hours of operation would be Friday, Saturday, Sunday and occasional Monday holidays from 10 am to 4 pm. There will be no outdoor display of goods and no parking along the roadway. Parking is provided to the side of the structure. No one was at the hearing to speak against the project and

one member of the public spoke in favor of it. The public hearing was closed at 7:40 pm.

After some discussion, Mr. Pierce made a motion to grant the Use Variance for Lawrence and Pamela Culley at a property located at 343 Redemption Rock Trail for the retail sales of antiques with hours of operation of Friday, Saturday, Sunday and occasional Monday holidays from 10 am to 4 pm with no outdoor display of products and no parking in front along the roadway. Mr. CampoBasso seconded. All in favor, 5-0.

Minutes

Mr. Pierce made a motion to approve the minutes of May 9, 2023 as amended. Ms. Baldarelli seconded. Bergeron aye, Pierce aye, Baldarelli aye, Curtin aye, 4-0-1 with CampoBasso abstaining as he was not in attendance at the meeting.

Adjourn

Meeting was adjourned at 7:47 pm.

Minutes were approved at a meeting held on 7/11/2023, P. Page.