



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

MEETING:

Chairman Patrick Fox called the meeting of the ZBA to order at 6:12 pm. Present were members Joseph Curtin, Diana Baldarelli, Matthew CampoBasso, Alternate member Joseph Testagrossa and Patrick Fox. Everett Pierce was absent.

Agenda

**6:00 pm – Variance** - Barbara J. Stanney and Gail E. Merrill have petitioned the Zoning Board of Appeals for a Variance from frontage requirements for the purposes of creating buildable lot for a single family house (Article 301-2.5, Section 301-2.5.1, of the Sterling Protective Bylaws). The property is located at 3 Charles Patten Drive, Sterling, MA, Parcel ID 92-30, and is located in the Neighborhood Residential zoning district.

**6:10 pm – Minutes** - Review minutes from October 17, 2023

Variance – 3 Charles Patten Drive – relief from frontage requirements

Attorney George Kiritsy addressed the board regarding the variance petition for 3 Charles Patten Drive. The property is actually owned by the granddaughters of Charles Patten. The lot contains .71 acres and 113 feet of frontage, 12' shy of the 125 foot requirement for the Neighborhood Residential zoning district. The only deficiency on the lot is the frontage. It would not be a detriment to the area because the properties are similar to this property. In 1986 there was an approved Variance, but it lapsed.

Mr. Curtin asked to clarify when the properties were again held in common ownership. After the 1986 Variance approval, the property was in the name of the daughters, but then it was conveyed back to the father in 1986.

Chairman Fox opened the floor to the public. A number of concerns were voiced including congestion, property values, the intrusive nature of a home being developed on the property, views, etc.

At 6:35pm Mr. Curtin made a motion to close the public portion of the hearing. Mr. CampoBasso seconded. All in favor, 5-0.

Chairman Fox reiterated that the law is clear that a variance cannot be approved for frontage requirements. Mr. CampoBasso agrees. There was no effort to keep the parcels separate (as required by the Merger Doctrine). Mr. Testagrossa stated that the parcel does contain more area than is required and does fit the character of the neighborhood. After some more discussion, Mr. CampoBasso made a motion to deny the variance, Mr. Curtin seconded. All in favor, 5-0.

Minutes

Mr. Curtin made a motion to approve the minutes of October 17, 2023 as amended. Ms. Baldarelli seconded. All in favor, 5-0.

Adjourn

Mr. CampoBasso made a motion to adjourn at 6:43 pm. Ms. Baldarelli seconded. All in favor, 5-0. Meeting adjourned.

*Minutes were approved at a meeting held on 12/12/2023, P. Page.*