

## **ZONING BOARD OF APPEALS MINUTES**

**DATE:** August 8, 2017

**TIME:** 6:00 pm

**LOCATION:** Butterick Municipal Building, Room 205

**6:00 pm** – Sterling Zoning Board of Appeals was **called to order** by Chairman William Bird. Roll call taken.

**Sitting as a Board:** Chairman William Bird, Joseph Curtin, Jerry Siver, Matthew Campobasso, Patrick Fox.

**6:04pm- Variance: Paul A. Hedstrom Trustee of Matthew Realty Trust, 24 Wilder Road, Sterling, MA:**

Chairman, William Bird reads first agenda item regarding an application for a Variance for purposes of building a new single family home at property located at 24 Wilder Road, Sterling, MA, shown in Assessors Map No. 96, Lot No. 13. and asks the applicant to state full names and intentions.

The applicants Attorney, Scott Eriksen comes forth and states this particular piece of has been a legacy for his clients. It has been in the Hedstrom family for years and they kept the land for their children to grow up with. Now that the children have grown the Hedstroms realize this is an ideal spot for a structure and would bring the town money towards property taxes. The issue at hand is lack of frontage which currently is 180 feet and needs to be 225 feet. Attorney Ericksen also presented a letter from abutters in support of the Hedstroms (attached hereto as Exhibit A).

The Board asks the petitioner why they didn't apply for the change back in 1998 when zoning by laws changed. Ms. Hedstrom states they kept the land for the purpose of their children and now it would be meaningful to develop it, as their children are grown.

**6:10 pm- Chairman William Bird opens discussion to public.** Ms. Hedstrom asks if any letters of complaint came through. (attached hereto as Exhibit B). An abutter comes forth and states he is in full support, with no issues of the Hedstroms to get lot approved.

**6:12 pm- Chairman William Bird closes public hearing.**

**6:14 pm- Motion to approve the Variance for purposes of building a new single family home at property located at 24 Wilder Road was made by Joseph Curtin and seconded by Matthew Campobasso. Vote 0-5, All Nays, Motion denied.**

**6:16 pm- Review of June 13, 2017 Minutes. Motion to approve Minutes was made by Joseph Curtin, Patrick Fox seconded. Vote 5-0 All in favor. Motion approved.**

**6:25 pm- Elections:** Send a formal letter to Volunteer Applicants to attend next meeting. William Bird will remain Chairman of the Board, Patrick Fox will be acting Chairman in the absence of Mr. Bird. Motion to approve election was made by Joseph Curtin, Matthew Campobasso seconded, **Vote 5-0, All in Favor, Motion approved.**

**Motion to adjourn meeting made by Matthew Campobasso, Patrick Fox seconded, Vote 5-0 All in Favor. Meeting Adjourned.**