

ZONING BOARD OF APPEALS MINUTES

DATE: June 13, 2017

TIME: 6:00 pm

LOCATION: Butterick Municipal Building, Room 205

6:00 pm – Sterling Zoning Board of Appeals was **called to order** by Acting Chairman Joseph Curtin. Roll call taken. **Sitting as a Board:** Joseph Curtin, Richard Hautaniemi, Jerry Siver, Matthew Campobasso, Patrick Fox. Chairman William Bird was present at 6:25 pm.

6:01pm- Special Permit: Vanasse, Kelli and Mark, 63 Lakeshore Drive, Sterling, MA: Acting Chairman, Joseph Curtin reads first agenda item regarding an application for a Special Permit for purposes of constructing a 30' x 8' single story addition to the rear (lake side) of house and a 6' x 6' covered entry porch on the front (street side) of house at property located at 63 Lakeshore Drive, Sterling, MA, shown in Assessors Map No. 149, Lot No. 35 and asks the applicant to state full names and intentions. The applicants come forth with an engineered surveyed plan of the possible new additions to their home. (as shown on the attached plan Exhibit A). They state the existing house does not meet the current front and side setback (preexisting non-conforming structure) for their intentions of building a small addition and front entry porch. They state the porch and small addition will be in harmony with other homes in the neighborhood.

6:07 pm- Acting Chairman Joseph Curtin opens discussion to public. An abutter comes forth and states he is in full support, with no issues of the Vannasses possible new addition.

6:08 pm- Acting Chairman Joseph Curtin closes public hearing.

6:10 pm- Motion to approve 30' x 8' single story addition to the rear (lake side) of house and a 6' x 6' covered entry porch on the front (street side) was made by Patrick Fox and seconded by Richard Hautaniemi. Vote 5-0, All in Favor, Motion approved.

6:11 pm- Review of May 9, 2017 Minutes. Motion to approve Minutes was made by Richard Hautaniemi, Matthew Campobasso seconded. Vote 5-0 All in favor. Motion approved.

6:15 pm- Chocksett Crossing Condominium Development Mitigation Funds Discussion: The Board will produce a letter stating the release of funds and any other inquires be directed to the Board of Selectmen and will not “ make the decision of the funds to be used for the purposes securing pedestrian safety at the intersection of Chocksett Road and Route 12, or for such other public purposes as may be designated by the Board.”

6:25 pm – Earth Removal and Zoning Board By-Laws/ Food Truck Discussion: The Board will produce a letter to the Board of Selectmen to resolve these issues through appropriate amendments to existing laws.

6:30 pm- Complaint Letter: The Board will produce a letter to the Complainant regarding 38 Clinton Road.

6: 42 pm- Richard Hautaniemi will be retiring from the Board after 12 years of service. The Board discussed that elections for the ZBA Board will take place once new possible members join.

6: 55 pm- Motion to adjourn meeting made by Matthew Campobasso, Jerry Siver seconded, Vote 6-0 All in Favor. Meeting Adjourned.