



**TOWN OF STERLING  
BOARD OF APPEALS**  
Butterick Building  
1 Park Street \* Sterling, Massachusetts 01564  
Website: www.sterling-ma.gov

Patrick Fox, Chair  
Joseph Curtin, Vice Chair  
Diana Baldarelli, Clerk  
Matthew CampoBasso, Member  
Jerry Siver, Member  
Charles Conroy, Alternate

Bus: (978) 422-8111 x2320 \* FAX (978) 422-0289

RECEIVED

JAN 06 2021

**Meeting Date: January 12, 2021  
Time: 5:00 pm  
Location: Butterick Municipal Building, Room 205**

TOWN OF STERLING  
TOWN CLERK

**Public may participate using the Dial-In number: 425-436-6303, Access Code: 894893**

**Remote participation required. Please phone in to participate.**

### Agenda

**5:00 pm – NORTHGATE MEADOWS – COMPREHENSIVE PERMIT MODIFICATION (Continued) -**

Notice is hereby given that a request has been filed with the Sterling Board of Appeals by J. Whitney Development, Inc. for a Comprehensive Permit Modification pursuant to 760 CMR 56.05(11) and 56.07(4)(a). The applicant would like to modify the permit to all rental units rather than the mix of part homeownership and part rental units. The applicant has also requested an increase in the total number of units from 158 units to 216 units. The Board has determined that this modification is Substantial in nature. The property is located "off" Leominster Road, Sterling, MA, Parcel ID 23-18 and located in Rural Residential & Farming zoning district.

**5:45 pm – Discussion with Animal Control Board regarding proposed zoning changes relating to kennels**

**6:00 pm –TWO (2) SPECIAL PERMITS –** Notice is hereby given that an application has been filed with the Sterling Board of Appeals by Janet Mynttinen for two (2) Special Permits. One for purposes of a Commercial Kennel and the other for an Occupation on Special Permit (see Sections 2.3.1., C10 and Section 4.1.2 of the Sterling Protective Bylaws respectively) at property located at 58 Mellon Hollow Road, Sterling, MA, Parcel ID 46-30 and located in Rural Residential & Farming zoning district.

**6:30 pm – SOUTH MEADOW VILLAGE 40B –** Project update.

**6:35 pm - Proposed Zoning Amendments**

- Discuss and review proposed zoning changes relating to signs, earth removal and Table of Principal Uses
- Discussion and possible vote regarding Accessory Dwelling Units draft bylaw

**6:45 pm – Minutes –** Review minutes from December 8, 2020.

**Next scheduled meeting:** Tuesday, February 9, 2021 @ 6:00 pm

### **Adjourn**

Agenda items listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Please note: All scheduled times are subject to change.

**Inclement weather policy: If the town offices are closed due to weather, the Zoning Board of Appeals will meet the following Tuesday at 6:00pm.**