



**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

Meeting Date: September 8, 2020

Time: 6:00 pm

Location: Butterick Municipal Building, Room 205

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

Remote participation required. Please phone in to participate.

Agenda

6:00 pm - NORTHGATE MEADOWS - COMPREHENSIVE PERMIT MODIFICATION -

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.

6:30 pm -SPECIAL PERMIT & VARIANCE - Joseph Evangelista has applied to the Zoning Board of Appeals seeking a Special Permit for the purposes of building a Single Family House and a Variance for relief from the front yard setback requirements at a property located at 3 Trinity Avenue, Sterling MA, Parcel ID 175-53. The property is located in the Neighborhood Residential zoning district.

6:40 pm - Discussion on amendments to Protective Bylaws.

7:00 pm - Minutes - Review minutes from August 11, 2020.

Next scheduled meeting: Tuesday, October 13, 2020 @ 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.