



**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
Gail Bergeron, Member
Everett Pierce, Alternate

Bus: (978) 422-8111 x2301 * FAX (978) 422-0289

Meeting Date: March 8, 2022

Time: 6:00 pm

Location: Butterick Municipal Building, Room 205

Agenda

6:00 pm – Variance (Cont.), Special Permit – Christopher & Christina Longo are seeking a Variance for relief from the front yard setback requirements (Section 2.5.1 of the Protective Bylaws), and a Special Permit to allow for the extension, alteration, or change to a pre-existing non-conforming structure for the purposes of building an attached breezeway and barn (Section 2.2.4 of the Protective Bylaws) at a property located at 185 Pratts Junction Road, Sterling MA, Parcel ID 67-19. The property is located in the Rural Residential and Farming zoning district and the Aquifer and Water Resource Protection Districts.

6:15 pm – Special Permit - Patricia Erickson is seeking a Special Permit to allow for “Retail Sales, Including Antique Shops” (see Sections 2.3.1., C15 of the Protective Bylaws) at property located at 227 Leominster Road, Sterling, MA, Parcel ID 46-44. The parcel is located in the Light Industrial zoning district and the Groundwater Protection Districts. The premises is currently occupied by Groundwater Supply Company which also has a retail component.

6:30 pm – Special Permit Modification - 150 Clinton Road, LLC seeks a Special Permit Modification for a permit issued in December 2018. Applicant wishes to modify Phase II of the project by constructing one additional building rather than the two buildings originally proposed. The property is located at 150 Clinton Road, Sterling, MA, Parcel ID 69-1, and is located in the Commercial zoning district. The premises is currently occupied by Storage Solutions.

6:45 pm – Special Permit Modification - Cider Hill Condominium Trust seeks a Special Permit Modification for a permit issued in September 2016. Applicant wishes to modify the permit by elimination or modification of condition #4, which requires a no-touch buffer on a portion of the property. The property in question is Shamrock Way, Sterling, MA, Parcel ID 91-30 which is off of Redstone Hill Road, and is located in the Neighborhood Residential zoning district with a small portion in Rural Residential and Farming district. The premises is currently occupied by multi-family development.

7:00 pm – Minutes - Review minutes from January 11, 2022

Next scheduled meeting: Tuesday, April 12, 2022 @ 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.

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.