



**TOWN OF STERLING
BOARD OF APPEALS**

Butterick Building
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Patrick Fox, Chair
Joseph Curtin, Vice Chair
Diana Baldarelli, Clerk
Matthew CampoBasso, Member
Everett Pierce, Member
Gail Bergeron, Alternate

Meeting Date: January 10, 2023

Time: 6:00 pm

Location: Butterick Municipal Building, Room 205

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TOWN OF STERLING
TOWN CLERK

Agenda

6:00 pm – Special Permit Modification - Steven Flagg has applied for a Special Permit Modification for a permit granted in November 2022. Applicant wishes to modify the permit by eliminating condition #5 which restricts the storage of recreational or other vehicles on the site. The property is located at 141-149 Greenland Road, Sterling, MA, Parcel ID 117-2, and located in the Light Industrial zoning district.

6:15 pm – Special Permit - Twins Lawn Service has applied for a Special Permit for the purposes of operating a contractor's yard. (Article 2, Section 2.3.1, D(5) of the Sterling Protective Bylaws). The property is located at 78 Worcester Road, Sterling, MA, Parcel IDs 137-3 & 4, and located in the Commercial zoning district and the Groundwater Protection District.

6:30 pm – Application for Special Permit for Commercial Kennel filed by Katrina Joblonsky to be exercised at 15 School Street. Initial determination by the Board as to whether to re-hear application under MGL Chapter 40A, Section 16. Discussion and vote to determine whether specific and material changes in the conditions upon which the previous unfavorable action was based exist.

6:40 pm – Discussion and possible vote regarding amendments to the table of uses regarding kennels and accessory dwelling unit bylaw.

6:45 pm – Minutes - Review minutes from November 1, 2022

Next scheduled meeting: Tuesday, February 14, 2023 @ 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.