

MINUTES

DATE: January 13, 2015

TIME: 6:35 pm

LOCATION: Butterick Municipal Building, Room 205

6:35 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 and Matthew Campobasso. William Bird and Jeffrey Donaldson were absent.

There being no discussion regarding the proposed Minutes of October 14, 2014,
Mr. Hautaniemi moved to accept the Minutes as presented. Mr. Siver seconded.
Vote: 4-0 in favor. Motion carried.

6:41 pm – Review of Special Permit Application for Case 364, Joseph Smith, 4 Runaway Brook Road. Mr. Curtin reviewed an email from Mark Brodeur dated January 12, 2015 cautioning this may be a repetitive application and therefore action by the ZBA may not be allowed until 2 years have lapsed. Mr. Smith stated this was contrary to a response he received from Town Administrator, Jeff Ritter, after consulting with Town Counsel. Mr. Curtin suggested the Board hear the case and verify with Town Counsel everything is being done correctly. Mr. Smith presented his application for a Special Permit for a basement accessory apartment including driveway expansion. The plans for driveway expansion were reviewed by Board Members.

Mr. Curtin opened the hearing for public comments and questions.

Emily Morneault, 18 Fitch Farm Road questioned the repetitive petition and the fact that it had already been acted upon. Mr. Curtin assured this would be clarified with Town Counsel.

Mr. Smith requested a continuance to the next meeting.

7:01 pm - J Siver moved to continue the case until next month; Mr. Hautaniemi Seconded.
No discussion. Voted: 4-0. All in favor. Motion carried.

7:03 pm - Discussion re the need for an additional Alternate Board Member. Chairman Bird requested the Town Administrator notify and request the assistance of the Board of Selectmen in obtaining two alternate ZBA members.

7:05 pm – Discussion re date for next meeting. Mr. Hautaniemi would be unable to attend the next meeting if it is held on Tuesday, 2/10/15 and requests the meeting instead be held on Monday, 2/9/15 at 5 o'clock.

7:08 pm – Case #637 – RockBreakers LLC - Variance for compliance to construct a 50,000 sq. ft. warehouse with an internal ceiling height of 47 feet. Matthew Campobasso recused himself, leaving only 3 members to hear the case. Because of the lack of a quorum, the case will be heard at the February meeting. J. Siver made the motion to continue the case to Feb 9th. R. Hautaniemi seconds. Voted: 4-0. All approved. Motion carried.

7:12 pm – Paul Belaire, 34 Clinton Road voiced his questions, concerns and the legality of the earth being removed at 38 Clinton Road.

7:29 pm – Matthew Campobasso made a motion to adjourn. Jerry Siver seconded. No discussion. Vote: 4-0 in favor. Meeting adjourned.