

November 18, 2014

The Zoning Board of Appeals Special meeting was called to order at 6:30 p.m. by Stephen Offiler, ZBA Chairman. Other member's present-Diane LeDuc, Christine Farrugia, Alternate Russell Dexter, Alternate Lincoln Cooper, and Robert Lassar (6:35 p.m.). Member's absent-Alternate Jim Perry.

Staff present-Russell Gray, Demian Sorrentino, and Joyce Gustavson.

Also present-Donna & Bruno Gilbert (6:40 p.m.)

Audience of Citizens: No Comment.

Approval of Minutes: D. LeDuc made a motion, seconded by R. Dexter, to approve the 8/19/2014 public hearing and special meeting minutes and the 10/28/2014 quarterly meeting minutes as written and presented. Five (5) members voted in favor of the motion and one (1) abstention.

Unfinished Business: None

New Business:

a. Application by Bruno Gilbert of Gilbert Homes, Inc. for a Variance from Section 4.03 Frontage for Property Located at 0 Church Street: No business was conducted at the 10/28/2014 meeting due to a lack of a quorum; however, applications are received at the next regularly scheduled meeting and even though a quorum was not present, that is the receipt of date for the application. S. Offiler stated that the application is complete. The applicant is looking for a variance from Section 4.03 Frontage to reduce the frontage from 250 feet to 154.14 feet. The application was accepted as #ZBA-14-03 for review and a public hearing was scheduled for Tuesday, December 9, 2014 at 6:00 p.m. in the Senior Center Room at the Sterling Town Hall, 1183 Plainfield Pike. S. Offiler explained to the applicant that a hardship is not financial in nature, but a unique feature of the land rendering it not useable.

b. Consider and Act on 2015 Schedule of Meetings: L. Cooper made a motion, seconded by R. Lassar to approve the 2015 Meeting Schedule. All voted in favor of the motion.

c. Replacement for R. Waugh: S. Offiler stated that Rick has relocated out of Sterling and if anyone knows an eligible voter who would be interested in replacing him, to contact the Board of Selectmen.

Any Other Business: None

Adjournment: R. Lassar made a motion, seconded by D. LeDuc to adjourn at 6:45 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christine Farrugia, Secretary