

May 13, 2015

Item I: Call to Order: The special meeting of the Sterling Board of Selectmen was called to order at 5:35 p.m. with Russell Gray, Lincoln Cooper, and John Firlik present.

Also present: Demian Sorrentino, Kyle Collins, Joyce Gustavson, Dale Boisselle, Jamie Rabbitt (5:40 p.m.), Kara Fishman (5:41 p.m.) and Arthur Scherp (6:19 p.m.).

Item II: Discussion of Violations for Property Located at 301 Church Street: The purpose of the special meeting was to discuss various Zoning and Building Code violations for property located at 301 Church Street. The dwelling is not a structure, but a studio apartment in a cellar hole with a bedroom and kitchen. The property does have an approved septic system, but a Certificate of Occupancy has not been issued. K. Collins, Building Inspector and R. Grey did a walk through on Friday, 5/8/2015 to appraise the issues. The following were noted: The metal roofing needs work, an egress from the bedroom needs to be added, and the electrical is a mess with wires hanging down and outlets not properly covered. K. Collins stated that at an expense, the property could be brought up to code. Other issues noted are back taxes on the property are owed to the Town stopping A. Scherp, the property owner, from getting a building permit, a building permit cannot be issued until a zoning permit is approved, and no permit has been issued for the work that has been done on the property. Mr. Scherp could write a letter asking the Selectmen to grant a variance in order to complete the work and bring the property up to code. K. Collins issued an order to A. Scherp to vacate the premises on 4/29/2015 and to date the Scherp's are still residing on the premises. Discussion followed on implementing a blight ordinance in Town and relocation of residents and State Statutes. J. Rabbitt noted that relocation applies to permitted buildings and in this situation, the homeowner is not protected under Statute because it is an illegal dwelling. The following alternatives were discussed: 1) Set up a meeting with all interested parties to bring the property up to code; 2) Have staff available to assist with the paperwork and the building process; and 3) Apply for elderly housing. It was noted that no one can live on the property until a Certificate of Occupancy is issued. K. Collins will meet with A. Scherp on Thursday morning to go over what was discussed earlier tonight - vacating the property until a Certificate of Occupancy is issued, setting up a plan with the Revenue Office to pay back taxes, and writing a letter to the Board of Selectmen asking for a variance from past due taxes in order to obtain a building permit.

Item III: Adjournment: J. Firlik made a motion, seconded by L. Cooper to adjourn at 6:25 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary