

FINAL

**STERLING PLANNING BOARD
MEETING MINUTES**

September 14, 2011 – Rm. 202 Butterick Bldg.

Present: Robert Protano – Chairman
Ronald Pichierri – ANR Agent
Kenneth Williams – Clerk
Charles Hajdu – MRPC Rep.
Michael Radzicki – Vice Chairman
Melissa French – Administrative Assistant

Chairman Protano calls the meeting to order at 7:00 PM.

ANR's.

Joe Spinelli and Brad Bates, Bates Realty Corp. are present this evening with an ANR plan for land on Pratts Junction Road. The land is referenced as Assessor's Map 50, Lots 1 and 2, recorded with the Worcester County South District Registry of Deeds in Book 17149, Page 90. The purpose of the plan is to create four (4) lots (Lots C, D, E, F) from the above referenced land. The property is located in the Light Industrial Zone District and in the Zone II Water Protection District.

Radzicki moves that on behalf of the Planning Board, Pichierri endorse the ANR (MGL Ch. 41., 81P) Plan Tax Map – 50, Lots 1 & 2, Pratts Junction Road, Sterling, MA, Land of Bates Realty Corp., P.O. Box 65; Clinton, MA 01510, September 9, 2011. The Plan was prepared by Graz Engineering, LLC, 323 West Lake Road; Fitzwilliam, NH 03447, Job No. 10115. Seconded by Pichierri, there is no discussion, all are in favor, approved by the Board.

The Board is in receipt of the Form A and a check for \$150.00.

MINUTES APPROVED

Pichierri moves to approve the minutes of August 10, 2011, as submitted. The motion is seconded by Radzicki, there is no discussion and all are in favor, approved by the Board.

The minutes of August 31, 2011 are not finalized and will be reviewed at the next regularly scheduled meeting.

DISCUSSIONS/REPORTS

Master Plan Discussion – Chairman Protano has a discussion with the Board regarding the idea of a new master plan for the town. Chairman Protano states that he and Radzicki attended a Board of Selectmen Meeting “last night” and were asked what the Planning Board would think of a new plan.

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MRPC has proposed that they create a regional master plan and within the regional plan they do a separate master plan for one town. Sterling has been chosen to be the one town. MRPC's plan is to obtain a grant to fund the development of the master plan and the expense to the town would be minimal.

The development of the master plan would involve WPI students, under the guidance of Radzicki, a professor at WPI. Radzicki explains that his students are required to undertake a major project and have worked with MRPC in the past. MRPC contacted Radzicki with the idea that his students be utilized to work on the master plan project. Radzicki's concern is that a master plan, once finished, sits on a shelf and isn't used. Radzicki would propose that his students be involved in creating a master plan that gets used, giving the students the challenge of how to make the plan a living document. Radzicki explained this communication with MRPC to the Board of Selectmen at last night's meeting.

Chairman Protano points out that the idea of regionalization comes with mixed acceptance. Citizens are mixed on whether regionalization of services is a benefit to the town or a hindrance.

Chairman Protano asks the Board how they feel about the plan. Pichierri states that he is interested in knowing how the development of a master plan will help the town as far as obtaining "points" to be used towards obtaining other government grants. Hajdu likes the fact that there would be minimal cost to the town. Williams would like some background and more information as to how this new plan would fit into the existing structure of the town.

The consensus of the Board is that if the master plan gets accomplished within the three year time period, doesn't cost the town much money and becomes a living document, they are in favor.

Sandy Ridge Trees – A letter was sent to Bill Tuttle, DPW, regarding the Board's concern with the replacement trees that were recently planted, by the DPW, on Sandy Ridge Road. To date, there has been no response from Tuttle.

Homestead Lane – A letter was sent to James B. Simpson regarding his plans for Homestead Lane and the sale of Lot 1. To date, there has been no response from Simpson.

(Note added after the meeting; Simpson has contacted the Board; he is preparing for the release of covenant on Homestead and the placement of a Bond. Simpson is scheduled on the agenda for September 28, 2011.)

Sterling Healthcare – Chairman Protano reviews the approval letter, dated 9-1-11, that was sent to the Building Department and all pertinent departments, stating that the Planning Board approved the Site Plan for the addition of thirty parking spaces and one catch basin at the Sterling Healthcare facility on 18 Dana Hill Road. Attached to this letter was a letter to Matt Marro, Conservation Commission, asking that he put in writing his verbal statement that he reviewed the proposed changes and has no concerns with the

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additional catch basin that will be tied into the existing stormwater management system. To date, there has been no response from Marro, regarding this.

Days Way/Trebor Lane – French informs the Board that Donna Day visited the Board office to inquire into the status of the land surrounding Walter Day’s property on Days Way. Donna Day has some confusion as to exactly what she owns, what transpired in court proceedings and what she could potentially do with the land and is seeking some guidance. French and Williams informed Day that there is little that the Planning Board can advise and suggested she seek help for an attorney.

In the process of assisting Day, it was discovered that the transfer of land between Donna Day and Corinne Mongiat (Walter Day’s daughter) was not valid and the record of ownership with the Assessor’s office is incorrect. Harald Scheid, Regional Assessor, was made aware of this. It was also discovered that the final revised Trebor Lane Definitive Subdivision Plan, which was approved by the Planning Board, was never recorded with the Worcester County Registry of Deeds.

ZBA

The Board reviews the meeting agenda of September 13, 2011.

CHAIRMAN’S REPORT

Chairman Protano speaks to;

- The pictures taken, by Hajdu, of the Chad Lane drainage system post Hurricane Irene.
- The progress on Jewett Road in preparation for the installation of the solar project.
- The Horace Mann Educational Facility off Northeast Boulevard. Chairman Protano drove by the site and reports that the facility and landscaping looks good.

ADMINISTRATIVE ASSISTANT REPORT

French informs the Board that she will be out of the office for Jury Duty on September 20, 2011.

MAIL

Various items of mail were noted by Chairman Protano and made available for Board members to further review.

NOTICES FROM OTHER TOWNS

Notices from other Towns were made available for review and passed to the Zoning Board of Appeals.

INVOICES

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The board members sign invoices and payroll.

MOTION TO ADJOURN

**Williams makes a motion to adjourn the Planning Board Meeting at 8:46 PM.
Seconded by Hajdu, no discussion, all in favor, motion approved.**

The next regularly scheduled Planning Board Meeting is September 28, 2011 at 7:00 PM.

APPROVED BY:
