

TOWN OF STERLING  
BOARD OF SELECTMEN  
September 5, 2018

MEETING:	Chairman Lane called the Board of Selectmen meeting to order at 6:30 pm. Roll Call: Selectman Kilcoyne – Present. Selectman Cranson – Present. Chairman Lane – Present.
Minutes	<p>Selectman Cranson moved to approve the amended minutes of August 22, 2018. Selectman Kilcoyne 2<sup>nd</sup>. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.</p> <p>Selectman Cranson moved to approve the Executive meeting minutes of August 22, 2018, regarding DPW litigation and Conservation litigation, not to be published until the matters are resolved. Selectman Kilcoyne 2<sup>nd</sup>. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.</p>
PUBLIC HEARING Propane gas at 32 Chocksett	John Mazeika, Branch Manager of Osterman Propane, addressed the Board regarding the request by Prime Wellness, 32 Chocksett Road, for propane tanks on the property. The request is for 12 (8 gallon) above ground tanks and 6 (1000 gallon) underground storage tanks. This request has been approved by the Fire Department. After discussion, Selectman Cranson moved to approve the request for 96 gallons of aboveground, propane storage and 6000 gallons of underground propane storage at Prime Wellness, 32 Chocksett Road. Selectman Kilcoyne 2 <sup>nd</sup> . Chairman Lane – Aye. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Motion Carried.
Recreation Committee Appointment	After discussion, Selectman Cranson moved to appoint Deidre Shapiro as a member of the Recreation Committee with her term to expire on June 30, 2021. Selectman Kilcoyne 2 <sup>nd</sup> . Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion carried.
SMLD	The grant, which was to be discussed, was determined to be inappropriate for the Town of Sterling.
40B South Meadow Village	<p>Mass Housing Partnership has sent a notice regarding the proposed 40B project at 81 Chace Hill Rd for 8 buildings, with a total of 16 dwelling units. The applicant is Taniel Bedrosian.</p> <p>As part of the Mass Housing review, input from Resident, Boards, Committees and Town officials is being solicited. The Town Administrator will collect input from all parties, prior to the end of the month. The Town Administrator will verify the accuracy of the State's tally of Affordable Housing within the Town of Sterling. If the Town has met the 10% bench mark, the ZBA may deny the application.</p> <p>If, and when an application is submitted for a comprehensive permit, assistance may be available. (The Massachusetts Housing Partnerships' Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000.00 to engage qualified third-party consultants to work with the Town's ZBA in reviewing Chapter 40B proposals).</p>
Fair Permits	After discussion, Selectman Cranson moved that the Board approve the following Common Victualler permits for the Sterling Town Fair: Wachusett Chamber Choir, Red Barn Cookies and Poppies Fresh Onion Rings. Selectman Kilcoyne 2 <sup>nd</sup> . Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.

After discussion, Selectman Cranson moved that the Board approve the following Vendor permits for the Sterling Town Fair: LulaRoe Nicole Tabales, Kaya and Urpi, and B & M Leather.  
Selectman Kilcoyne 2<sup>nd</sup>. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye.  
Motion Carried.

1835 Town Hall  
Update

A status report was submitted by Bob Jones, Chairman of the 1835 Town Hall Committee.

- Elevator shaft construction, in progress.
- Roof structure has temporarily halted
- It has been determined that the structural connection between the 1835 building and the 1893 addition is unsound. The Committee is now reviewing options to reinforce the connective structure at or near the junction of the original 1835 and 1893 added sections.
- The added structural requirements will require additional funding. The Committee plans to use the \$100,000 grant from the Massachusetts Cultural Facilities Fund to cover additional costs associated with the structural repairs needed. With one caveat; the Committee must file a project design and budget with the Massachusetts Historical Commission for approval, prior to the money being released. Therefore, the remedies to the structure would need to conform to MHC requirements for historical preservation.
- Due to the delays, this project is unable to meet current completion expectations. Barring further complications, it is expected that the 1835 Town Hall Roof Project will be complete in January of 2019.

The Board of Selectmen is very concerned about this latest delay and the need for additional funding. The consensus of the Board was that they wish to meet with the architect/designer and the 1835 Town Hall Committee, in order to discuss the project details and the fiscally sound decisions that must be made.

Collection Bins

Resident, Laura Ricci, addressed the Board regarding the citizen's petition that she is spear-heading for the next Annual Town Meeting. Each of the Board of Selectmen stated that none of their constituents have expressed concern over collection bins within Town. Therefore, they are reticent to make that a priority. However, during discussion, Ms. Ricci was encouraged to write her petition as a by-law, in order to regulate collection bins on both public and private property. After further discussion, Chairman Lane asked Ms. Ricci if she understood the process and she replied that she did.

One Day Alcohol

There were no one day alcohol permit applications for consideration.

TA report

Town Administrator Report 9-5-18

**Personnel:**

Last week, while responding to an opioid overdose situation two Sterling Police Officers were exposed to fentanyl. They were taken to the hospital and subsequently released. I'm please to report that they are OK.

Town Planner; 10 applications were received. Potential members of the screening committee have been contacted to arrange a meeting for next week.

The Workers Comp claim against the DPW was denied.

**Voting locations:**

The School administration and a resident contacted me about building security during elections. We worked out a last-minute change that addressed the issue. The Town Clerk and I will work with the school administration to address future voting arrangements.

**Fire Dept.:**

Last week the new SCBA compressor and filling station, approved by voters last May, was installed. This will improve the safety during the refill process and improve the monitoring of the air quality in the self-contained breathing apparatus.

**Pickle ball and Tennis Courts:**

Several residents have been working on plans to upgrade or rebuild the tennis courts off Route 62 by Route 140. The proposed design will include markings for Pickle ball. I've been asked to work with them on an RFP that will include design and construction costs that may be presented as a warrant article at a future town meeting.

(The consensus of the Board was that they wished to discuss this topic at a future meeting.)

**SLCT:**

Sterling Lancaster Cable Television has moved their production office from Main Street to Lancaster, due to building issues. They report that the landlord is working to make the necessary improvements. SLCT plans to move back in to the building as soon as the repairs are complete.

**Draft Future Agendas:**

9/11/18

- Multi-town (Selectmen, Fin Com, Town Administer) meeting to collaborate on a statement to the regional schools on FY 20 budget expectations and needs.

9/19-18

- Approve new member for the Animal Control Board
- Town department and Board/Committee input to potential 40B project at 81 Chace Hill Road
- Approval of Entrance to Public Way – 3 Primrose Way
- Appoint Richard Maki to Sterling Lancaster Community TV Board for 3-year term

10/3/18

- Earth Removal Board Discussion
- Award Fuel Oil contract

At 8:25 Selectman Cranson moved to convene in executive session for exemption #3 for the purpose of discussing strategy with respect to litigation, if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares. (Chairman Lane declared) And, that the meeting will reconvene in public session only to adjourn. Selectman Kilcoyne 2<sup>nd</sup>. Roll Call VOTE: Selectman Kilcoyne - Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion carried and the Board took a short break, prior to proceeding into Executive session.

At 8:50 pm, Selectman Cranson moved to reconvene in public session. Selectman Kilcoyne 2<sup>nd</sup>. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.

At 8:50 pm, Selectman Cranson moved to adjourn the public session. Selectman Kilcoyne 2<sup>nd</sup>. Selectman Cranson - Aye. Selectman Kilcoyne – Aye. Chairman Lane– Aye. Motion carried.

Materials: minutes, propane application, volunteer application, 40B letter, List of Fair permits, 1835 TH update, agenda request