

## STERLING PLANNING BOARD MINUTES – September 26, 2018

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**Present:** John Santoro ~ Chairman  
Michael Pineo ~ Vice Chair & E.D.C. Member  
Craig Miller ~ Member  
David Shapiro ~ Clerk  
Betty Kazan ~ Administrative Assistant  
**Absent:** Russ Philpot ~ ANR Agent

Mr. Santoro called the meeting to order at 7:00 P.M. in Room 202 of the Butterick Building.

### **Request for Extension in time for Site Plan, Discussion regarding two projects on the site of the LKQ Building (Rock Breakers, LLC) Chocksett Road, Vincent Campobasso**

Jamie Rheault was on hand to explain to the Board that they are in discussion with LKQ for a 50,000 SF addition to the existing building. At the same time a local drilling company has approached Mr. Campobasso to construct a 125 ft. x 125 ft. building for their drill rigs and visitors and employees, etc.

Mr. Rheault stated they are asking for a one year extension for time for Mr. Campobasso to negotiate with LKQ and the drilling company.

Mr. Campobasso indicated that it was very likely that the drilling company's request would come to fruition.

Mr. Rheault indicated he would be coming before the Board with a site plan in the near future.

Mr. Campobasso indicated that Graves is presently blasting in the area and the valve has been destroyed. As soon as Graves is done Mr. Campobasso will replace it again.

Mr. Pineo moved that the Board grant an extension of time of the site plan for Rock Breakers, LLC, LKQ site, Chocksett Road to September 14, 2019 contingent upon the replacement of the destroyed valve for the drainage system. Mr. Miller seconded the motion. The motion passed unanimously.

Mr. Shapiro asked when the valve would be replaced. Mr. Campobasso assured the Board it would be taken care of by November, 2018.

### **Warrants & Payroll**

Board members reviewed a payroll warrant and signed a warrants to close out the Review Fees for 140 Pratts Junction Road site plan.

### **Thomas Lane Subdivision**

Mr. Shapiro moved that the Board accept the As-Built recorded plans for Thomas Lane Subdivision. Mr. Pineo seconded the motion. The motion passed unanimously.

### **Thomas Lane Release of Insurance Bond**

Mr. Shapiro moved that the Board approve and sign the Form O-3 Complete Release of the Bond to the Westchester Fire Insurance Company and Tuttle & Traina Insurance Agency. Mr. Pineo seconded the motion. The motion passed unanimously.

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### **Thomas Lane Close out & refund Review Fee Account balance**

Mr. Shapiro moved that the Board vote to close out and refund the balance in the Review Fee Account. Mr. Pineo seconded the motion. The motion passed unanimously.

### **Chairman's Report/Notices/Discussions**

#### **ERB/ZBA/Planning Meeting with Board of Selectmen regarding ERB Bylaw**

Mr. Santoro mentioned that he received a phone call from Pat Fox regarding the joint meeting with the BOS to discuss the proposed ERB Bylaw. Mr. Fox further explained that the Town Administrator stated that they would not be put on the agenda for October 3<sup>rd</sup> as the Board of Selectmen have many Bylaws they wish to change.

#### **39 Flanagan Hill Road Site Plan**

Mr. Santoro acknowledged a letter dated September 26, 2018 from Carol Childress R.E. Rep, Right of Way & Survey Engineering for National Grid. *The letter is a notification the NE Power holds easement rights over this property and there are active transmission lines and structures crossing over it. As such, National Grid is obligated to ensure that its equipment is safe and improvements within the easement strip are not permitted without written permission. It was also noted that a copy of the email was sent to the property owner's engineer, Wes Flis, of Whitman Bingham.*

#### **Discussion regarding Chad Lane Subdivision – James Rheault, Whitman & Bingham**

Mr. Santoro recused himself as he is an abutter to this property.

Mr. Jamie Rheault, Whitman & Bingham, LLC was on hand to discuss questions he had regarding the Chad Lane Subdivision. Mr. Rheault explained that they are getting ready to finalize this subdivision for road acceptance.

Mr. Rheault asked the Board with their permission to walk the site with Scott Miller to get a punch list. Mr. Rheault also requested that the Board approve a request for an extension of the existing subdivision approval as the work cannot be completed by December 28, 2018 (the present deadline).

Mr. Miller asked if there was an issue with the drainage/retention basin. Mr. Rheault stated that he wanted to start with meeting with Scott Miller and come up with a punch list and hopefully address the drainage/retention basin.

Mr. Miller moved that the Board vote to grant the request to extend the time for completion of the Subdivision for Chad Lane to December 28, 2019. Mr. Miller further moved that the Board authorize Scott Miller to perform his review. Mr. Shapiro seconded the motion. The motion passed with three (3) in favor and one (1) abstain.

#### **Site Plan Review and Special Permit for a reduction in the number of parking spaces in conformance with Zoning Bylaws Section 3.2.2 ~ 150 Clinton Road, Owners: Howard J. & Jonathan P. Hall, Assessor's Map 69, Lots 1 & 2**

Mr. Miller recused himself as he is an abutter.

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Melissa Robbins, Deschenes & Farrell, P.C., Matthew Waterman, Landtech Consultants, Inc., and Jonathan Hall, owner were on hand to speak with the Board regarding the submission of their 150 Clinton Road application for site Plan Review and Special Permit.

Ms. Robbins explained that the proposed project will develop five Commercial Structures containing 81,500 SF of self-storage and an additional structure which is approximately 1,920 SF in size to be used as a manager's office and residence. Ms. Robbins explained that the applicant is proposing to build the office/residential structure, and buildings, 1 2A, 2B and 3A in the first Phase of the development. Buildings 3B and 4 will be built in Phase 2 of the development. She further explained that the project will require Site Plan Review Approval as well as Special permit for a reduction in the number of parking space in conformance with Section 3.2.2 of the Town of Sterling Bylaws. Mr. Waterman reviewed the site plans with the Board.

The following feedback was received from the various Departments as follows:

**Building:** The Building Department would like to note that the proposed driveway is wider than the protective bylaws allow. **Response from Ms. Robbins: Pratts Junction Road is maintained by MA Highway ~ MA Highway requirement is 24 feet.**

**DPW:** No Issues

**Water Dept.:** The Water Department should be consulted prior to any changes to the water service line or changes to the location of the fire hydrant on the property.

**BOH:** No comments on this

**Fire:** Location of existing hydrants is less than ideal: they will want to look at either moving the existing hydrant or adding a hydrant within the boundaries of the complex to a location that would be determined once they have an idea where the fire department connection to the sprinkler system will be.

**Conservation Commission:** Held first hearing on the 18<sup>th</sup>. They requested the applicant to look to re-arrange its drainage and building location to push it about 20 feet away from Mr. Mello's property line to afford him a wider vegetative buffer zone. **Response: Drainage will be moved 20 feet away from Mr. Mello's property line.**

**Police:** The police department has reviewed the plans for 150 Clinton Rd. Currently our only concern is the increase in truck traffic during the demolition portion of the process. Primarily the traffic exiting the site. The road is a posted 50 MPH zone; large trucks exiting the site would be entering traffic traveling east and west at speeds at and above 50 MPH.

We would recommend adequate signage warning motorist of the increased truck traffic. If trucks will be turning left out of the facility to head east on Clinton Rd. it may require stopping traffic which would necessitate a police detail during that phase of the project.

Residents in the area expressed their concern over privacy for their property. Mr. Robbins assured the abutters that they would work with them to address their concerns. Perhaps a gentle berm with some shrubbery would work. Mr. Hall stated that 'we are here to be good neighbors' and will work with the residents to address their concerns.

The Board agreed have Ms. Kazan contact Scott Miller for his review and tentatively schedule the continuance of this Site Plan/Special Permit for their next meeting scheduled for October 10, 2018 provided all comments from Scott Miller have been responded to in writing.

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### **Administrative Assistant's Report/Notices**

#### **Primrose Lane Approval**

Ms. Kazan informed the Board that the approval letter had been submitted to the Town Clerk's office today and the 20 day appeal process will end on October 15, 2018.

#### **Sterling Ice Cream Bar Update**

Ms. Kazan informed the Board that she had received a telephone call yesterday from Bill Hannigan, Hannigan Engineering regarding the Sterling Ice Cream Bar. Mr. Hannigan indicated that he is working with the Sterling Ice Cream Bar owner to wrap up an As-Built and anticipated completion and submission sometime in November provided the owner signed a contract.

#### **CPTC Fall Workshop Registration**

Ms. Kazan reminded the Board that the CPTC Fall Workshop Registration was open and please

#### **9:22 P.M. MOTION TO ADJOURN**

Mr. Pineo moved that the Board adjourn. Mr. Shapiro seconded the motion. The motion passed unanimously.

#### **APPROVED BY:**

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