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## STERLING PLANNING BOARD MINUTES – October 10, 2018

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Members of the Town of Sterling Planning Board,

We must withdraw our proposal to build at 48-50 Worcester Rd. without prejudice. We regret we were unable to meet the demands and conditions placed upon us by Tom from the Fire Department. We thank everyone for your help, guidance and advice along the way.

Mr. Miller moved that the Board vote to accept Mr. Gibson's request to withdraw without prejudice the August 8, 2018, previously approved Site Plan with conditions for 48-50 Worcester Road. Mr. Shapiro seconded the motion. The motion passed unanimously.

Mr. Shapiro moved that the Board vote to refund the balance of money in their Review Fee account. Mr. Miller seconded the motion. The motion passed unanimously.

Continuance of 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. Santoro read the following email received from Melissa Robbins, Esq., Deschenes & Farrell, P.C. dated October 9, 2018:

We still need to complete the responses to Scott Miller. Also, we need to meet with the direct abutters prior to the next meeting. As such, we will be requesting a continuance of tomorrow night's meeting so we can have time to complete the same. Please allow this email to serve as the Applicant's request for a continuance until October 31, 2018.

Mr. Shapiro moved that the Board approve the request from Ms. Robbins for a continuance until October 31, 2018. Mr. Miller seconded the motion. The motion passed unanimously.

Review Haley & Ward Comments ~ As-Built submitted 116 Pratts Junction Road

The following comments with applicant's responses were received from Haley & Ward on October 9, 2018:

Haley and Ward has completed a review of the as built plan for 116 Pratts Junction Road. The plans were prepared by Graz Engineering, LLC. and are dated August 29, 2018. We offer the following comments. The applicant's responses are included.

1) The plan accurately reflects the as built condition of the site. The following deviations were noted from the approved site plan and are provided as a record:

- a) Three trees proposed on the southwest corner of the access drive have not been installed.*
- b) A handicapped accessible parking space sign has not been installed off the south east corner of the structure.*

Response: The applicant states that sufficient existing trees have been retained on site and that the site is not generally open to the public making accessible parking signage unnecessary. Handicapped accessible parking and access is available. Pending your Board's consideration of this request, the changes should be noted for the record.

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2) *The approved site plans call for a paved travel and parking surface except for a “hard pack” surface on the drive way to the site. The entrance apron at Pratts Junction Road has been paved. The applicant is requesting that the area in front of the building be kept in its as built condition of hard packed asphalt grindings. The approved site plans additionally call for an asphalt berm around the paved surface and striped parking spaces. These items are not installed. Your approval for the change can be reasonably granted without undermining the protection of the zoning bylaw. The as built configuration provides a more durable surface for the loading and storage of tracked construction equipment. The applicant should take care to maintain the pitch of the hard pack surface back to the catch basin on the eastern side of the travel area to adequately treat and control site run off.*

*Response: The applicant is requesting a waiver of the bituminous surface and curbing. Pending your Board’s consideration of the request, the change should be noted for the record.*

3) *A fueling station is in place on the southern side of the entrance driveway. The station is an above ground two-cell diesel storage tank. The storage of petroleum products is not permitted within the Water Resource District under 4.6.4 (b). The Water Resource District is defined by an area within the Zone II of a public water supply well.*

*Response: The applicant states that they have applied for and received a fuel storage permit for the site. The bylaw referenced above prohibits the storage of petroleum products in the Water Resource District. An exception to allow properly contained storage is later provided by 4.6.5 (a). The storage of petroleum products within a secondary containment providing 150% of the primary storage volume is allowed. Your Board should note the placement of the petroleum storage tank for the record.*

After a review of the above comments, Mr. Kilcoyne agreed to take care of the following items and submit revised plans no later than noon on November 6, 2018, in order to get on the agenda for November 14, 2018:

1. Show a note on the plans for a waiver of the bituminous surface and curbing.
2. A handicapped accessible parking space sign shall be installed off the South East corner of the structure
3. Show the location of the petroleum storage tank on the plans.

Mr. Kilcoyne also submitted a written request for an extension in time to November 15, 2018. Mr. Miller moved that the Board approve Mr. Kilcoyne’s request for an extension of time to November 15, 2018. Mr. Shapiro seconded the motion. The motion passed unanimously.

### **8:15 P.M. MOTION TO ADJOURN**

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

### **APPROVED BY:**

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