

## STERLING PLANNING BOARD MINUTES ~ July 31, 2019

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**Present:** John Santoro ~ Vice Chairman  
Craig Miller ~ Member  
Patty Page ~ ANR Agent  
Betty Kazan ~ Administrative Assistant  
Domenica Tatasciore, Town Planner

**Absent:** David Shapiro ~ Clerk  
Russ Philpot ~ Chairman

### **Call to Order**

Santoro called the meeting to order at 7:00 P.M. in Room 205 of the Butterick Building.

### **ANR ~ Lot 1 Southerly Side of Justice Hill Road**

Doug Andrysick of Andrysick Land Surveying was on hand to present his client's ANR to the Board.

After a brief discussion, Page moved that the Board endorse ANR Plans as presented for Lot 1 Southerly Side of Justice Hill Road, Owner Justice Hill, Inc., David Blanchard, President. Assessors Map 18, Lot 16. Plans prepared by Andrysick Land Surveying, Princeton, MA 01541. Plans dated July 16, 2019. Miller seconded the motion. The motion passed unanimously.

### **As Built Submission (Continuance) – Chacharone Properties**

Jamie Rheault of Whitman & Bingham was on hand to discuss pending issues regarding his client's Site Plan for 100 Leominster Road.

Rheault agreed to submit revised Site Plans and responses to any outstanding issues with Haley & Ward.

After a discussion, Miller moved that the Board approve a two week continuance of this Site Plan to the August 14, 2019 Planning Board meeting. Page seconded the motion. The motion passed unanimously.

### **Request for Extension of Time for Site Plan – 39 Flanagan Hill Road, Sterling R.E. Development, Inc.**

Jim Simpson was on hand to request a one year extension of time for his 39 Flanagan Hill Road Site Plan.

Page moved that the Board approve a one year extension of time for the 39 Flanagan Hill Road Site plan to August 29, 2020. Miller seconded the motion. The motion passed unanimously.

### **As-Built Plans (Continuance) ~ Cider Hill Estates, Sterling R.E. Development, Inc.**

Jim Simpson was on hand to review the status of the As-Built Plans for Cider Hill Estates. Simpson submitted updated plans and Jamie Rheault of Whitman & Bingham agreed to send Haley & Ward written responses to the Haley & Ward review letter.

Miller moved that the Board approve the continuance of the As-Built to the next Planning Board meeting scheduled for August 14, 2019 with the hope of closing out this project. Page seconded the motion. The motion passed unanimously.

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### Site Plan Review~ 2 Leominster Rd., Sterling Municipal Light Department, Map 92, Lot 79

Sean Hamilton and Joe Curtin were on hand to review their Site Plans for 2 Leominster Road. Joe Curtin mentioned that there were not site changes or changes of use, just alterations only.

Hamilton requested that the Board consider waiving the Administrative Fees for this project as the SMLD is owned by the Town of Sterling.

Santoro mentioned that the Review Fees were not required as the Town Engineer does not have to weigh in on this type of Site Plan.

Page moved that the Board waive the Administrative and Review Fees for this Site Plan. Miller seconded the motion. The motion passed unanimously.

Santoro stated that all pertinent departments had weighed in and none of them had any concerns. Tatasciore reviewed her recommendations and recommended waivers for this project.

Miller moved to approve the Site Plan for SMLD, 2 Leominster Road, with the Conditions of Approval and Waivers outlined in the Town Planner's Review letter of July 25, 2019. Page seconded the motion. The motion passed unanimously.

### Site Plan Review (Continuance) ~ 287 Leominster Road, Continental Stone, Marble and Granite, Inc., Map 24, Lot 13

Santoro stated the Board has received an email dated July 29, 2019 from Chris Anderson, Project Engineer for Hannigan Engineering, Inc., requesting on behalf of his client Continental Stone, a 60-day extension (continuance) to September 30, 2019 of their Site Plan to allow for time to provide additional information and revisions as necessary to the Site Plan application.

After a discussion, Miller moved that the Board approve a two week extension (continuance) of the Continental Stone, Marble and Granite, Inc., Site Plan to August 14, 2019 meeting, contingent upon receiving the replenishment of the Review Fees prior to the August 14, 2019 meeting. Miller further moved that they would entertain a further extension at the August 14, 2019 meeting. Page seconded the motion. The motion passed unanimously.

### Minutes

Due to the fact there were only two Board Members present who had attended the July 10, 2019 Planning Board meeting, it was agreed to postpone the review of the draft minutes until the August 14, 2019 meeting.

Tatasciore stated that since she would not be in attendance at the August 14, 2019 she would like to make her comments tonight. Tatasciore referred to page six of six of the draft Meeting Minutes of the July 31, 2019 meeting, Future Agenda Item. She said it erroneously states in the draft minutes, 'Philpot said that the last few reports, she had nothing to report and reports are not submitted in a timely manner'. Tatasciore stated that this is not an accurate statement and she wants the minutes to reflect her objection to this comment. Santoro asked that Tatasciore send something in writing.

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### Warrants & Payroll

Board Members reviewed a payroll warrant.

### Sterling ZBA Notices

Santoro acknowledged a Public Hearing notice from the ZBA on 34 Clinton Road Special Permit for a Commercial Kennel and Decision on 183 Leominster Road.

### ZBA Notices from surrounding Towns

Santoro acknowledged notices of hearings from various surrounding Towns. Board Members agreed to discuss how these notices should be handled at a future meeting.

### Chairman's Report/Notices/Discussions

#### Street Number Assignment

Santoro acknowledged a letter from the Fire Department assigning street number to 114 Pratts Junction Road.

### Administrative Assistant's Report/Notices

#### Site Plans Expiring

Kazan informed the Board that she had sent out notifications to Eight Points Sportsmen's Club, Beaman Road that their Site Plans will be expiring on August 29, 2019 and is waiting for a response.

### Future Agenda Items

Page inquired as to why Gibson Farms (Cream Crock) was not on the agenda. Kazan explained the Chair has reached out to Mr. Gibson. Mr. Gibson agreed his plans were inaccurate. Kazan also confirmed that the 60-day window for this application was up on August 24, 2019.

Miller moved that the Board schedule Cream Crock on their agenda of August 14, 2019. Page seconded the motion. The motion passed unanimously.

### Cider Hill Estates

Julie Rusch, resident of Cider Hill Estates expressed concerns regarding an April 13, 2016 Modified Site Plan approval with conditions for Cider Hill Estates as it relates to private trash pick-up. Santoro asked Rusch to submit her concern to the Board in writing.

### 8:11 P.M. MOTION TO ADJOURN

Page moved that the Board adjourn. Santoro seconded the motion. The motion passed unanimously.

### **APPROVED BY:**

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