



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
October 28, 2021 - 6:30 PM

	<p>Present: Patty Page, Kirsten Newman Val Pruneau, and John Santoro. Absent: Carl Corrinne</p>
MEETING:	<p>Patty Page called the meeting of the Planning Board to order at 6:30 pm.</p>
Agenda	<p><u>Public Hearing</u></p> <ol style="list-style-type: none">1. 6:30 PM – Special Permit Application for Common Driveway Location: 139 & 141 Rowley Hill Road (Map 43, Parcels 17 & 17.2) Petitioners: Randall & Patricia Frost and Cheryl & Richard Mansfield <p><u>New Business</u></p> <ol style="list-style-type: none">2. 6:45 PM – Site Plan – Waiver of Technical Compliance Location: 37 Main Street (Map 92, Parcel 116) Applicant: Andrew Bluestein <p><u>Other Business</u></p> <ol style="list-style-type: none">3. Approval of Minutes: August 26, 2021
Special Permit for Common Driveway 139 & 141 Rowley Hill Road Parcel ID 43-17 & 43.17.2	<p>Mr. Frost, Mr. and Mrs. Mansfield presented the special permit application for a common driveway for 139 & 141 Rowley Hill Road. Kirsten Newman made a motion to approve the special permit application, with added conditions. Val Pruneau seconded. All in favor, 4-0</p>
Next Meetings	<p>The next board meetings will be November 18th at 6 pm, December 23rd at 6:30 pm, and January 27th at 6:30 pm.</p>
Minutes of 8/26/2021	<p>Kirsten Newman made a motion to approve the minutes of August 26th, 2021. Val Pruneau seconded. Vote 3-0-1 (John Santoro abstained, as he was not present for the meeting).</p>
Site Plan- 37 Main St Parcel ID 92-116	<p>Andrew Bluestein, owner of Emma's Café, presented for a waiver of technical compliance for a site plan for 37 Main Street. Kirsten Newman made a motion to approve the waiver with conditions.. Val Pruneau seconded. All in Favor, 4-0.</p>
Adjourn	<p>Kirsten Newman made a motion to adjourn, seconded by John Santoro. All in favor, 4-0.</p>