

Final

**STERLING PLANNING BOARD  
MEETING MINUTES**

**March 26, 2014**

– Rm. 202 Butterick Bldg.

**Present:** Kenneth Williams– Chairman, Clerk  
Ron Pichierri – ANR Agent  
John Santoro - Member  
Lucinda Oates – Administrative Assistant

**Absent:** Charles Hajdu – Vice-Chairman  
Michael Radzicki – MRPC Rep.

Chairman Williams calls the meeting to order at 7:00 PM.

**ANR's.**

There are no ANR's

**MINUTES APPROVED**

**Motion: John Santoro**

**Second: Ron Pichierri**

Motion made to table March 12, 2014 minutes until our next scheduled meeting, April 23, 2014, there was no further discussion, three to zero in favor, motion carried.

**Motion: Ron Pichierri**

**Second: John Santoro**

Motion to approve Site Plan with Order of Conditions for:

- **140 Junction Pratts Junction Road**
  - Within thirty (30) days after completion of the project an As-Built Plan will be submitted to the Planning Board in both paper (5 copies) and digital form (1 CD). This is required by Section 6.4.10 of the Sterling Protective (Zoning) Bylaw.
  - Once buildings are completed, addresses will be assigned to various rental units.
  - Buildings will be numbered, with signage at entrance directing driveway to each numbered building.
  - The recorded Order of Conditions and/or Determination of Applicability from the Conservation Commission and the Stormwater Management Plan are to be received by the Planning Board.

- **Senior Center / Muddy Pond & Boutelle Road**
  - Within thirty (30) days after completion of the project an As-Built Plan will be submitted to the Planning Board in both paper (5 copies) and digital form (1CD). This is required by Section 6.4.10 of the Sterling Protective (Zoning) Bylaw.
  - A recorded Order of Conditions and/or Determination of Applicability from the Conservation Commission will be received by the Planning Board. Any conditions therein will also be conditions of the Planning Board.
  - If the proposed main entrance remains on Muddy Pond Road, the address of the project will be changed from “50 Boutelle Road” to “36 Muddy Pond Road”.
- **Apple Blossom Estates Multi – family Development**
  - Within thirty (30) days after completion of the project an As-Built Plan will be submitted to the Planning Board in both paper (5 copies) and digital form (1CD). This is required by Section 6.4.10 of the Sterling Protective (Zoning) Bylaw.
  - Planning Board receiving recorded copy of the final Order of Conditions from the Conservation Commission.
  - The project will be governed by a Private Association which will be responsible for the maintenance and repair of the interior streets, septic systems, infiltrators, etc.; none of this will be the responsibility of the Town of Sterling or its Taxpayers.
  - Any conditions imposed by the Conservation Commission and The Board of Appeals will also be considered to be conditions of the Planning Board.

There was no further discussion, three to zero in favor, motion carried.

### **228 Leominster Road**

Maureen Robinson, 8 North Row Road, Sterling, attended tonight’s meeting to discuss questions concerning the site plan approval for 228 Leominster Road.

Ms. Robinson questioned if the zoning for the parcel was correct, Chairman Williams replied that zoning was not an issue with the approval of the site plan, if the lot was “grandfathered” or not, that issue was not a Planning Board concern.

Ms. Robinson questioned the outcome of the court case and how that decision would affect the Planning Board site plan approval. Chairman Williams replied that the court would make a decision, and that decision would decide the outcome of building the

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facility or not.

Ms. Robinson also questioned the designated overflow parking availability at 228 Leominster Road. She was concerned that the parking lot was over the septic system.

### **DISCUSSIONS/REPORTS/FYI**

Each member was given a packet containing an account sheet generated by Scott Miller concerning Carl Corrinne, Chad Lane, review fee account. Chairman Williams asked each member to take the document home and review it for our next scheduled meeting in April.

Scott Miller did not send a copy to Carl Corrinne, the board would like Scott Miller to forward a copy to Carl Corrinne. Lucinda will send an email to Scott asking him to forward a copy to Corrinne.

### **ZBA**

### **CHAIRMAN'S REPORT**

There is no chairman's report.

### **ADMINISTRATIVE ASSISTANT REPORT**

The Administrative Assistant has nothing to report.

### **MAIL**

Miscellaneous mail was reviewed.

### **NOTICES FROM OTHER TOWNS**

Notices from other Towns were made available for review and were passed on to the Zoning Board of Appeals.

### **INVOICES**

The board members signed one payroll, for Lucinda.

### **MOTION TO ADJOURN**

**Motion: Ron Pichierri**

**Second: John Santoro**

Motion made to adjourn the meeting, there was no further discussion, three to zero in favor, meeting closed at 8:04 PM.

**The next regularly scheduled Planning Board Meeting is April 23, 2014 at 7:00 PM.**

**APPROVED BY:**

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