

Final

**STERLING PLANNING BOARD  
MEETING MINUTES**

**October 8, 2014**

– Rm. 202 Butterick Bldg.

**Present:** John Santoro – Vice - Chairman  
Ron Pichierri – ANR Agent  
Michael Pineo – MJTC Rep.  
Charles Hajdu – MRPC Rep.  
Lucinda Oates – Administrative Assistant

**Absent:** Kenneth Williams– Chairman, Clerk

Vice - Chairman Santoro calls the meeting to order at 7:00 PM.

**ANR's**

Patrick McCarty, McCarty Engineering, approached the Board on the behalf of Edward Thomas, Patricia Thomas, Andre Brouillard and Maureen Brouillard owners of a 17.4 acre parcel located on 1 North Cove Road, in Sterling. The owners wish to subdivide their property into four (4) lots, one lot would remain with the existing house and the remaining three (3) lots would be used for construction of new homes. Lot 1 has the requisite frontage on Kendall Hill and Swett Hill Roads, and Lots 2, 3, & 4 **might** have frontage on North Cove Road.

McCarty continued to say the proposed ANR plan was discussed with the board a couple of years ago. The proposed ANR lots have the requisite frontage on a way in existence prior to adoption of the subdivision control law and that way provides adequate access to the proposed lots.

McCarty provided the board with copies of the current deeds, (deed of the Thomas and Bouillard parcels), the deed from Findley to Thomas, and the deed from Shankel & Rittenhouse to Findley, to be used for their research.

After discussion, the board requested time to research the ANR plan and wanted to wait until Ken Williams was at the meeting for his input.

**ANR**

Brian Foley, at this time, it appears is not the owner of the property, acting on behalf of LCM Realty Trust, and TCF Holding, LLC brought an ANR plan for 383 Redemption Rock Trail, Sterling, located on the northerly side of Clinton Road (Route 62) across from Leslie Lane, the plan proposes to create five (5) lots from a two and one half parcel.

**Motion: Michael Pineo**

**Second: Charles Hajdu**

Motion made to endorse ANR plan as proposed by Brian Foley. A copy of the deed showing ownership and the mylar will also be required. Michael Pineo asked besides himself (Brian Foley), who were the other members of the TCF Holding, LLC. Foley said that John Scarsella was also a member. Pineo then asked Ron Pichierri if he had a business relationship with Scarsella, and Pichierri said that he did. It was then decided that a conflict would result from a vote taken from Pichierri and he recused himself from voting on the endorsement. The vote was called with two votes for endorsement, one against endorsement, motion failed.

**Site Plan Review / Rock Breakers  
Whitman & Bingham Associates**

Discussion for site plan review began at 7:37 pm.

Haley and Ward completed a review of the site plan submitted for Rock Breakers, LLC Distribution Center. The plans were prepared by Whitman & Bingham Associates, dated September 17, 2014. The following comments were provided by Scott Miller after his review, the italicized response was given by Jamie Rheault, Whitman & Bingham.

- 1) A portion of the site is contained within the Water Resource District defined by a mapped Zone II. The district delineation and the percentage of impervious area within the district should be shown on the plans. The impervious area within the district cannot exceed 50% of the total area.

***These issues have been addressed on the plan and on the drainage reports. A response letter will be written and sent to Scott Miller.***

- 2) As the facility drains to the Water Resource District, the applicant should confirm that:
  - i) No petroleum products will be stored on site except as provided by 4.6.4 (b)
  - ii) No use which involves the manufacture , generation, processing, packaging, repackaging, use, storage, treatment disposal or transportation of toxic or hazardous materials or waste except as provided by 4.6.4.(d)
  - iii) No automotive service or repair shops.
  - iv) The proposed septic system does not exceed 440 gallons per day/acre
  - v) There is a 6 foot separation between the bottom of the septic system absorption system and the annual high groundwater level.

***A septic design will be submitted to the Board of Health.***

- 3) The fire protection capacity of the water distribution system should be evaluated prior to construction approval. This evaluation should include the following components

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- i) Fire flow demand based upon proposed construction and NFPA standards. It should be noted if the structure will include fire sprinklers and the applicable code.
- ii) Fire flow capacity to the site through the connection to the distribution system. Capacity should be based upon hydrant flow tests conducted by the applicant.

***Filing of report is typically done just prior to construction; as part of the permitting process; this will be submitted to the Planning Board and the Fire Department.***

- 4) On site fire hydrants should be provided to support firefighters entering the building or to fight vehicle and truck fires. Input from the Fire Department should be solicited for hydrant placement and minimum flow requirements.

***A copy of the plan has been submitted to the Fire Department, any comments or concerns from Fire could be included on the plan.***

- 5) The “Town of Sutton” should be changed to “Town of Sterling” at the hydrant detail.

***Change has been made.***

- 6) Proposed Drain Manhole 7 should be increased in diameter to receive 6 pipes at a common invert.

***This will be taken care of and will show on plan.***

- 7) A curb inlet or secondary upstream structure should be provided at Proposed Catch Basin 11 to keep the 50 year storm flow on site at the south entrance.

***This will be taken care of.***

- 8) A parking space count and parking demand should be provided. If adequate parking is not provided, an expansion area should be noted and reserved.

***Whitman & Bingham felt that parking spaces were adequate. There is a provision for 76 parking spaces on the plan. Scott Miller thought that the number should be 85. Whitman & Bingham will submit their calculation for parking spaces to Miller for review.***

- 9) The proposed lighting and photometric plan should be provided.

***A copy was available and will be forward to Scott Miller and the Planning Board.***

- 10) Building elevations should be provided.

***Full architectural drawing are not complete, building elevations tend to be a condition of approval. The building will be a standard metal siding building outside, with a pitched roof, a landscaping plan will be submitted to the board.***

There were no comments received from any of the town boards.

Vincent Campobasso, is the manager of Rock Breakers, LLC and the owner of the 31 acre site on Chocksett Road. The tenant for the facility will be LKQ Corporation. LKQ Corporation has chosen Sterling as the site for their warehouse and distribution center. The corporation is located in Chicago, Illinois and is a worldwide company which

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distributes auto parts. There will be no manufacturing at the site. There will be no storage of oil; the product will be all new packaged auto parts. Basically the operation will be shipping and receiving.

Their nearest facility is located in Wilmington, Massachusetts; an invitation was given for a site visit.

There will be a propane filling station at the site and propane will also be used to heat the building. Fuel storage site has not been located; the building and fire inspectors will be consulted for the best location of the filling site.

Hours of operation will be from 3:00 am until approximately 11:00 am, Monday thru Friday.

Revised plans according to the Scott Millers review will be provided to Scott and the Planning Board. Rheault thanked the board for getting to this point tonight and he is hopeful that at the next meeting, the board will be ready for the approval of the site plan.

Rock Breakers, LLC will return to the October 29 meeting at 7:30 PM.

Paul Grasewicz, Graz Engineering, attended the meeting with a question about site plan requirements in regards to the facility located at 140 Pratts Junction Road, JJCEV Realty Trust. The site plan review regulations state that the board may waive any technical requirements for the project that involves simple development plans or constitutes a minor site plan. One of the elements is compliance with the zoning bylaw, the reason for the question is concerned with parking. The bylaw states that all required parking areas except those serving residential premises shall be paved.

The site development will have a 54 x 64 metal building with four parking spaces and an additional four parking spaces at another location. Grasewicz would like to keep the site as pervious as possible; it has a good gravel base as it was formally a gravel pit. Instead of using asphalt he would like to use "hard pack" that way he could still collect the water runoff and treat it.

Before he started the drawing, Grasewicz wanted to know if the Board has the ability to waive that requirement for parking areas. The consensus of the board was there should be no problem with a waiver. Maintenance and upkeep of the parking lot will be part of the Conservation Commission order of conditions as well as the Planning Board order of conditions.

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**MINUTES APPROVED**

**Motion: Ron Pichierri**

**Second: Charles Hajdu**

Motion made to table the September 24, 2014 minutes until our next regularly scheduled meeting, there was no further discussion, four to zero, motion carried.

**DISCUSSIONS/REPORTS/FYI**

Application for 38 Clinton Road curb cut was not listed on tonight's agenda, therefore it will be tabled until the next regularly scheduled meeting October 29.

Application for 36 Wiles Road curb cut was tabled until the next regularly scheduled meeting October 29 due the incorrect house number listed on the application.

Charles Hajdu notified the board that he will no longer serve as MRPC representative for the Planning Board.

**ZBA**

There were no documents to review.

**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 Lucinda's payroll.

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**MOTION TO ADJOURN**

**Motion: Ron Pichierri**

**Second: Michael Pineo**

Motion made to close meeting, there was no further discussion, four to zero in favor, meeting adjourned at 8:37 PM.

**The next regularly scheduled Planning Board Meeting is October 29, 2014 at 7:00 PM.**

**APPROVED BY:**

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