

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

November 5, 2014

– Rm. 202 Butterick Bldg.

Present: Ron Pichierri – ANR Agent
Michael Pineo – MJTC Rep.
Charles Hajdu – Member
Lucinda Oates – Administrative Assistant

Absent: Kenneth Williams– Chairman, Clerk
John Santoro – Vice - Chairman

Acting Chairman Hajdu calls the meeting to order at 4:12 PM.

ANR's.

There are no ANR's

MINUTES APPROVED

Motion: Ron Pichierri

Second: Mike Pineo

Motion made to hold September 24, 2014 and October 8, 2014 minutes until the next scheduled meeting, there was no further discussion, three to zero in favor, motion carried.

DISCUSSIONS/REPORTS/FYI

The Board met to discuss an ANR plan presented by McCarty Engineering, LLC for the division of property located at North Cove Road. The applicant agreed to pay for a legal review of the ANR plan after a cost estimate of the work.

The following questions were submitted to town counsel for review:

- The 17.4 acre parcel purchased in 1982, house built in 1983, appears to have used frontage on Kendall Hill Road and is that the reason that the building permit was issued for building the house.
- Should the approximately seven hundred eighty-four feet of North Cove Road in any way be considered legal frontage in the Town of Sterling or any other contiguous frontage in the Town of Sterling.
- Is the applicant entitled to an endorsement under the ANR process?
- Refer to ANR found in Plan Book 419, Plan 69, dated December 8, 1975. (North Cove Road is shown to be a private road).

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December 10, 2014, added note, no response has been received from Koplemann & Paige, (town counsel) at this time.

ZBA

No action taken.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

The Administrative Assistant has nothing to report.

MAIL

No action taken.

NOTICES FROM OTHER TOWNS

No action taken.

INVOICES

The board members sign Lucinda's payroll.

MOTION TO ADJOURN

Motion: Ron Pichierri

Second: Mike Pineo

Motion made to close meeting, there was no further discussion, three to zero in favor, meeting adjourned at 5:43 PM.

The next regularly scheduled Planning Board Meeting is November 26, 2014 at 7:00 PM.

APPROVED BY:
