

~~~~~

~~~~~

The CPTC Conference deadline for registration is March 11, 2016.

Board members asked Ms. Kazan to attend the Mass Buys Expo scheduled for April 28, 2016.

The Board agreed to invite the Postmaster in to their next meeting to discuss street number issues.

Board Members agreed to incorporate the following on all their applications:

Note: Treasurer/Collector's Office must signoff prior to submission of this application: _____

Signature

Date _____

Robert E. Oliva, Senior Project Manager, David E. Ross Associates, Inc., on behalf of Sean Lorden, Rafferty Aluminum & Steel, 5 Spratt Technology Way, Assessor's Map 46 Lot 42, submitted a revised Site Plan for the proposed construction of a 60' x 120' storage building on Spratt Technology Way.

The Planning Board reviewed the March 8, 2016 letter from Scott Miller, Haley & Ward, Inc., along with Robert E. Oliva, Senior Project Manager, for David E. Ross Associates, Inc. The following was Mr. Miller's comments (in italics) and Rafferty Aluminum's responses:

We have received the letter to the Board from Mr. Scott Miller, dated March 4, 2016, regarding his review of the site plan application for Rafferty Aluminum & Steel. Based on Mr. Millers comments we are submitting a revised the site plan. In addition to the plan, we offer the following responses to the comments below. Mr. Miller's original comments are in italics:

- 1) *The site currently contains open storage of construction materials. The applicant should present an overall plan for the site to include designated outdoor storage areas if they are proposed under the new site development.*

The Applicant intends to continue outdoor storage at the site. Materials stored on the site will include, but are not limited to: plastic edging, granite pavers, paver accessories, and paver sand. The site plan has been revised to include a 10,300 S.F. designated outdoor storage area.

- 2) *Parking spaces should be designated for the proposed use of indoor and outdoor storage at the rate of one space per 2000 square feet. The adjoining property*

~~~~~

Designated areas for parking at the proposed building have been added to the site plan. The total storage space (indoor and outdoor) is 17,500 S.F. and requires 9 spaces. Area for 12 spaces has been designated on the plan.

The revised site plan includes an accessible space with appropriate signage.

As noted by Mr. Miller, the existing surface is stable and pervious. The addition of pavement in this instance is not necessary and would only contribute to the generation of additional stormwater runoff.

5) An area should be designated for loading and truck maneuvers.

6) A landscaped buffer should be proposed to screen the parking area per 3.2.6.

**The Board agreed to waive as the existing conditions were acceptable.**

The revised site plan includes a note on the proposed swale to stabilize with loam and seed.

Page 3 of 6



**Final**  
**STERLING PLANNING BOARD MINUTES – March 9, 2016**

~~~~~  
Conservation Commission under the jurisdiction of the wetland protection act. However, the site is in a Zone 2 and as such, requires Commission approval of the storm water plan. The proposal also triggers the need to file with the commission for a local storm water permit. The Commission is required to conduct a public hearing regardless of the presence of wetlands. Once that process is started, the commission can evaluate under both zone 2 aquifer protection and local storm water.

Comments from the Highway Superintendent Bill Tuttle are as follows: ‘The DPW has no concerns or comments regarding the proposed dry storage building for Rafferty Aluminum & Steel. Spratt Technology is a private way.’

Comments from the Police Chief Gary M. Chamberland were as follows: ‘I do not see any changes to the current traffic pattern, nor do I foresee an impact on public safety. We have no objections to the proposal.’

Comments from the Building Commissioner Sarah Culgin were as follows: ‘I have no issues with the proposed warehouse for Rafferty Aluminum & Steel.’

David Favreau, Board of Health verbally expressed that he had no concerns or comments on this project.

Mr. Hajdu moved that the Board approve the Site Plan for Rafferty Aluminum & Steel, 5 Spratt Technology Way, Assessor’s Map 46 Lot 42, for the proposed construction of a 60’ x 120’ storage building on Spratt Technology Way. Plan submitted by Rafferty Aluminum & Steel 1 Spratt Technology Way, Sterling MA 01564, prepared by David E. Ross Associates, Inc., 111 Fitchburg Road, PO Box 368, Ayer, MA 01432-0368, Plan #L-12794, Job #25617, dated January, 2016. Approval is contingent up the following conditions:

1. Input in writing from the Conservation Commission to be submitted once the public hearing has occurred.
2. Input in writing from the Fire Department has been received.

Mr. Santoro seconded the motion. The motion passed unanimously.

It was noted that the applicant agreed to install sprinklers if they are required to do so.

Note: Feedback was received from the Fire Department on March 15, 2106 that there we no concerns other than the ones addressed by Haley & Ward.

Note: The Conservation Commission has scheduled a Stormwater Permit hearing with the applicant for April 19, 2016.

Final
STERLING PLANNING BOARD MINUTES – March 9, 2016

~ ~ ~ ~ ~

NOTICES FROM OTHER TOWNS

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

INVOICES

Board members signed Payroll and a warrant for Postage Stamps (Betty Kazan).

Establish roles, responsibilities and authority of Board Members.

The Board agreed to postpone this agenda item until its next meeting with the hopes of having a full Board in attendance.

8:55 P.M. MOTION TO ADJOURN

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

The next scheduled Planning Board Meeting is March 30, 2016, at 7:00 PM.

APPROVED BY:
