



## TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205  
1 Park Street, Sterling, MA 01564

March 7, 2024 – 6:30 PM

### MEETING:

Present: Carl Corrinne, Patty Page, Mike Temple, Val Pruneau, John Santoro, and Town Planner – Stephen Wallace.

Other Attendees: Jim Simpson, Kirsten Newman, Rosanne Stone, Brandon Fusaro, Mike Fusaro, Pam Fusaro, James Trainor, Kerri Ann Blair, Brian Kline, Amanda Murfield, Jim Farese, Frank McPartland, and Bill Hannigan.

ANR plan for James Simpson, two new lots on James Patten Way

Applicant James Simpson presented the ANR plan to the Board. The applicant noted that James Patten Way is a private road that was created prior to the Town's adoption of its Subdivision Regulations and referenced a letter from his legal counsel stating that the plan was entitled to ANR endorsement. The Chair said that Town Counsel has reviewed this letter and concurs. Town Planner noted that the Fire Department has reviewed the plan and stated that they could provide fire protection. Mr. Simpson stated that he will work with DPW to install a new and larger water line within the road right-of-way to service the two new homes. The Board voted unanimously (5 – 0) to endorse the plan.

Continued public meeting to review a site plan for accessory building and wash plant at #17 Stone Crest Way

The Board reopened the public meeting for this Site Plan. Board member Mike Temple recused himself. The applicant's engineer, Frank McPartland of Dillis & Roy, went through the remaining review comments from Graves Engineering and noted the most recent letter from Graves (March 4, 2024), which states that all review comments have been satisfactorily addressed. The Chair then read through the site-specific conditions of approval. Town Planner added a new condition for the eventual submission and review of an As-Built plan post-construction. The Board voted unanimously (4 – 0) to close the hearing, then voted unanimously (4 – 0) to approved the plan with the conditions as read.

Public hearing to review a site plan for a new 14,000 sq. ft. industrial building at 14 Legate Hill Road

The applicant's engineer, Bill Hannigan of Hannigan Engineering, presented the plan to the Board and went through how the plan has been revised since the last meeting. He was able to add angled parking spaces in front of the new building that will satisfy the Zoning Bylaw's parking requirement, thus, a Special Permit for parking reduction is no longer needed. Member Jon Santos asked about drainage in the back of the property and was told that it will now be channeled through piping to the front of the property. The Chair read the one site-specific condition regarding the water connection, and the Town Planner added a condition for the eventual submission and review of an As-Built plan post-construction. The Board voted unanimously (5 – 0) to close the hearing, then voted unanimously (5 – 0) to approved the plan with the conditions as read.

Public meeting for a site plan for a pavilion at the 228 In Sterling,

The Chair noted that this Site Plan application has been withdrawn.

Public meeting for site plan to review a change of use at 110 Worcester Road

Board member Mike Temple recused himself. Applicant Brendan Fusaro of Twins Service LLC went over the site plan details, pointing out the location of the new concrete bins, landscaping and parking. Town Planner informed the Board that the Zoning Board has already given a Special Permit for the change of use (changing from use by a heating contractor to a lawn care service). The Chair noted that he wanted to see a fence along the perimeter of the property and wants to see this

reflected on the plan along with the location of the gate. The applicant stated that he does not need a gate for security and would rather keep the front of the lot open so that passing cars can see there's a business there. The Board was amenable to the applicant putting in white fence slats along the existing chain link fence and landscaping along a portion of the property's frontage. The Chair noted that the plan does not show an ADA parking space on the plan, nor does it contain a parking calculation table that is typically shown on site plans. Chair noted that the plan needs to reference that the property falls within Sterling's Groundwater Protection District. The Board would like to see the new fencing in place within three months of the Site Plan approval. Citizen Brian Kline asked about truck deliveries and potential stacking along Worcester Road. The applicant replied that tractor trailer trucks do not deliver to the site and that there was sufficient room for the typical delivery truck to turn around. The Board voted unanimously (4 – 0) to continue the meeting until March 28 and instructed the applicant to make the requested changes to the site plan in time for the meeting.

Minutes – February 22,  
2024

The Board voted 5 – 0 to approve the meeting minutes for February 22, 2024.

Adjourn

The Board voted unanimously to adjourn at 8:15 PM.

Documents Discussed at  
this meeting

- ANR plan for James Simpson, James Patten Way.
- Documents for the Onyx Site Plan:
  - Revised Site Plan – February 2024
  - Stormwater Report - revised January 2024
  - Planning Board engineer review of revised site plan - March 2024
- Documents for the Broomfield Labs Site Plan:
  - Site Plan & Special Permit Applications and Project Narrative
  - Revised Site Plan March 2024
  - Stormwater Report
  - Planning Board engineer review letter
  - Applicant response to DPW review letter
- Documents for the Twins Lawn Care Site Plan:
  - Site Plan Application
  - Site Plan
  - Zoning Board Special Permit Decision
  - Planning Board engineer review letter
- Draft meeting minutes for February 22, 2024.