



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
February 25, 2021 – 6:30 PM

Due to the COVID-19 Pandemic, public participated remotely via Zoom.

Present: Carl Corrinne, John Santoro and Patty Page. Participating remotely were Kirsten Newman and Rob Protano.

Staff Present: Domenica Tatasciore, Town Planner

MEETING:

Carl Corrinne called the meeting of the Planning Board to order at 6:30 pm.

Agenda

Call to Order

Public Meeting

1. **MRPC - Overview of Complete Streets Program, Survey Results & Next Steps**

2. **Site Plan Modification:** 1 Spratt Technology Way (Lots 42 & 43), Rafferty Aluminum & Steel (Applicant)

Public Hearing

3. **7:15 PM - Protective Bylaw & Zoning Map Amendments**

- A. Aquifer and Water Resource Protection District/Groundwater Protection Districts – Article 4, Section 4.6., Table of Contents and Article 2, Section 2.1.1.
- B. Earth Removal/Quarrying or Mining: Article 2, Section 2.3.1.D.; Article 3, Section 3.3.2; Article 5 – Definitions; Article 6, Section 6.2.2.a.4.
- C. Town Center and Mixed Use: Article 2, Section 2.5; Article 2, Section 2.3.1.A.; Article 5 – Definitions, Article 2, Section 2.5.4
- D. Site Plan Review: Article 6, Section 6.4, Table of Contents, Article 4, Section 4.7.
- E. Rate of Development: Article 4, Section 4.3 & Table of Contents
- F. Subdivision Phasing: Article 4, Section 4.3A & Table of Contents
- G. Use Regulations: Article 2, Section 2.2.1 General
- H. Zoning Map Amendment: Rezone 13 parcels, located on the southerly side of Dana Hill & Legg Roads, from Performance Zone 1 to Commercial zoning district

New Business

- 4. ANR Plan – 1 Spratt Technology Way (private) (Map 46, Parcels 42 & 43)
- 5. Review & Approve FY22 Planning Board Budget
- 6. Master Plan Status Update
- 7. Approval of Minutes: December 12, 2020, January 21, 2021 (2 sets)

MRPC – Complete
Streets – Survey
Results – Next
Steps

Staff from the Montachusett Regional Planning Commission (MRPC) presented the results of the Complete Streets Prioritization Plan survey. In 2014, state legislature authorized a rewards program to communities which includes Complete Streets. The funding complements projects (i.e. Chapter 90 funds) and can help leverage other funding opportunities. The Complete Streets program has three tiers. Tier 1 is the policy, Tier 2 is a prioritization plan that needs to be submitted to the state for approval, and Tier 3 is when you can begin submitting projects for funding. MRPC helped determine project ideas by interviewing police, Zoning Board of Appeals, DPW, Town Planner and survey responses from the residents. MRPC will be meeting with the DPW in March to work on “final projects” to be submitted to MassDOT for approval. The floor was opened for questions, but there were none.

ANR – 1 Spratt
Technology Way

The board reviewed the ANR plan for 1 Spratt Technology Way, parcels 46-42 and 46-43. Patty Page made a motion to endorse the ANR as presented, John Santoro seconded. All in favor, 5-0.

Site Plan Modification – 1 Spratt Technology Way, Parcel IDs 46-42 & 46-43	Randy Miron of Bohler engineering presented the Site Plan Modification for 1 Spratt Technology Way. The modification is for a 9,000 SF addition to the existing warehouse. The applicant is moving the property line, via the just endorsed ANR plan, to accommodate setbacks and impervious areas. The addition will increase the impervious area, but the resulting area is below the 50% impervious area threshold. They will be meeting with the Conservation Commission because the addition will result in over 10,000 SF of impervious area. Patty Page made a motion to approve the Site Plan Modification, Kirsten Newman seconded, all in favor 5-0.
FY22 Budget	The Board reviewed the FY22 Planning Board budget. Patty Page made a motion to approve the budget, John Santoro seconded. All in favor, 5-0.
Master Plan Update	The Master Plan Committee met last week and VHB (consultant for Master Plan), provided four chapters with baseline conditions for the Committee to review. Among the chapters were: Economic Development, Land Use, Public Facilities and Services, and Natural, Cultural and Historic Preservation. There will be a public meeting on April 15 to discuss the baseline conditions.
Minutes	<p>Kirsten Newman made a motion to approve the minutes of December 16, 2020 as written, Patty Page seconded. John Santoro abstained. 4 in favor, 1 abstain.</p> <p>Rob Protano made a motion to approve the minutes of January 21, 2021 as written, Patty Page seconded. John Santoro abstained. 4 in favor, 1 abstain.</p> <p>Patty Page made a motion to approve the minutes of January 21, 2021 Joint Meeting with the Master Plan Committee as written, Patty Page seconded. John Santoro abstained. 4 in favor, 1 abstain.</p>
7:15 pm Public Hearing – Proposed Zoning Amendments	<p>The Public Hearing for Proposed Zoning Amendments was opened at 7:15 pm. All of these amendments have been previously heard and voted on, but due to the cancellation of the Special Town Meeting and regulatory time frame requirements, the Planning Board needed to schedule a new public hearing to meet the statutory time frames. Chairman Corrinne opened the floor to questions. One resident was curious if the new Groundwater Protection District would be more restrictive, this is not the case. Additionally, EDC Chairman Jim Patacchiola voiced his support of the proposed amendments.</p> <p>There were some questions regarding Earth Removal, but the proposed amendments only pertain to the definitions and Earth Removal as a Use. The General Bylaw revision was not part of this hearing and requires action at Town Meeting.</p> <p>At 7:37 pm, Patty Page made a motion to close the public hearing, John Santoro seconded. All in favor, 5-0.</p> <p>Hearing no further questions, Patty Page made a motion to vote to recommend that the Planning Board support of the proposed bylaw changes at Town Meeting. Kirsten Newman seconded. All in favor, 5-0.</p>
Adjourn	Patty Page made a motion that was seconded by John Santoro to adjourn. Motion passed 5-0.