





TOWN OF STERLING
Select Board
December 7, 2022

Minutes	<p>Chair Cranson called the Select Board meeting to order at 6:31 pm. Roll Call: Chair Cranson – Present. Select member Kilcoyne – present. Select member Smith – present. Town Administrator, Bill Caldwell present. Senior Executive Assistant, Kama Jayne - present.</p> <p>Select member Kilcoyne moved to approve the minutes for November 9, 2022. Select member Smith 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p>
PH Earth Removal	<p>Select member Kilcoyne moved to open the Public Hearing at 6:38 pm, regarding the application for Earth Removal at the property located at 69 Leominster Road (Parcel 85-50). Select member Smith - 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p> <p>The Board considered the most recent report by Graves Engineering prior to making their decision</p> <div data-bbox="634 737 683 795"></div> <p data-bbox="558 802 764 856">2022 12 7 Graves Engineering report i</p> <p>on this application. Raymond Davis appeared before the Board to represent AF Amorello. After consideration, Select Member Kilcoyne moved to renew the Earth Removal Permit for AF Amorello with the contingencies, regulations and criteria, per Graves Engineering report. Select member Smith -2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p> <div data-bbox="402 1020 451 1079"></div> <p data-bbox="324 1085 531 1140">2022 12 7 Earth Removal FINAL Deci</p>
Appoint Library Trustee	<p>At 6:46, Select member Kilcoyne moved to adjourn the Public Hearing and to reconvene in public session. Select member Smith – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p>
Approve Bond Sale	<p>The applications for those interested in filling the temporary library trustee position have been forwarded to the Library Trustees who will make a recommendation to the Select Board. The appointment will be officially made at the next Select Board meeting.</p> <p>After discussion, Select member Kilcoyne moved to approve the proposed Bond sale.</p> <div data-bbox="402 1472 451 1530"></div> <p data-bbox="324 1537 526 1591">2022 12 7 Proposed Bond sale .pdf</p> <p>Select member Smith 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p>
1835 Septic line	<p>The Town has the approval of all but one land owner to traverse the back of their properties in order to install the necessary pipes to hook up the 1835 Town Hall to the Fire Department’s septic system. The land owner has received multiple requests from the Town, starting in 2019. As of this date, they have not given permission for the Town to run the underground pipes. (The pipes would be installed and the property restored).</p> <p>At the Town meeting the voters supported an article which would give the Town the authority to move ahead with this project by means of eminent domain if necessary. The consensus of the Board is that they hope that the landowner will agree to work with the Town and asked the Town</p>

	<p>Administrator to try to get the land owner's consent before resorting to taking the land by eminent domain.</p>
MDAR Acquisition 146 North Row Rd	<p>Select member Smith read the following; In compliance with G.L. c. 7C, Section 37, the Commonwealth of Massachusetts, acting by and through its department of Agricultural Resources (the "Department"), hereby gives notice that it proposes to acquire an agricultural preservation restriction ("APR") on the real property identified herein for the purpose of protection in perpetuity its superior and productive agricultural resources by preventing their conversion to other uses. The application received by MDAR indicates that the property is owned by Padula/Sterling Realty Trust and consists of parcel(S) located at 146 North Row Road in Sterling as approximately represented on the attached map. The APR may encompass all or parts of the area shown. The current use of the property is primarily for hay. Following the recording of the ARP, the use of the subject property is limited to agricultural use as more particularly set forth in the APR document, the General Laws [Chapter 184, Section 31], and the Regulations of the Department [330 CMR 22.00 et seq]. Select member Kilcoyne moved to approve the APR restriction on the Padula Property and to waive the 120 day Notification period, in favor of the requested 60 day notification period. Select member Smith 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p>
Choose S B member to negotiation team for CBAs	<p>Select member Kilcoyne has been a member of the Union negotiations for years. With the upcoming Union negotiations for the Fire and Dispatch, the consensus of the Board is best that he continue to be involved in the negotiations.</p>
Approve annual Licenses and permits	<p>Select member Kilcoyne moved to approve all of the licenses and permits as listed in the published agenda, contingent upon approvals by all required departments and Boards. (See end of minutes for list of licenses and permits). Select member Smith 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried.</p>
Committee Update	<p>Joe King, Chair of the Finance Committee addressed the Board, proposing an update to the guiding principles of the Finance Committee.</p> <div data-bbox="841 1297 894 1358"></div> <p>2022 12 7 Update Sterling FINCOM Gu</p> <p>After discussion, Select member Kilcoyne moved to approve the changes to the website's Guiding Principles of the Finance Committee. Select member Smith 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Smith - Aye. Motion carried. The changes will be uploaded to the website.</p>
TA Review (6 month)	<p>The consensus of the Board is that Town Administrator, Bill Caldwell, is a very good fit for the Town. He is well liked by staff and the community at large. The Board is pleased with his ability to accomplish goals and to move forward with all manner of Town projects. His sense of humor, and common sense, along with his efficiency make it a pleasure to work with and for him. The Board encouraged him to stay the course.</p>
	<p style="text-align: center;">Town Administrator Update</p> <ul style="list-style-type: none">• Paving – Osgood, Kendall Hill, Clinton is complete• MIIA Risk Grant – DPW awarded ~\$4,000 for ladders/work zone safety

- ADA Grant – Beach bathroom Dec/Jan
- Bond Sale – Water and FY22 items
- Budget Requests due 1/6, Capital 11/18
 - See attached summary
- Redo Letter – Chamber
- PD flooring/paint

Project updates:

1. Playground – Installed, waiting on fence
2. Library Lift/Elevator – start with lift – will solicit quotes from vendors. Elevator will need engineering
3. School Flooring – Chocksett complete. Houghton next year.
4. Storage Building – Proposal significantly more than expected
5. Peg's Pond – Monty Tech – Wall in spring. New quotes. Sterling Greenery has removed bricks.
6. Butterick Roof – Award contract. Spring work
7. Town Beach – McCarty Engineers have begun survey/design. Conservation Commission hearing
8. 1835 Building Septic – Will need bid documents. Easements required.
9. 1835 furniture – racks, tables, chairs. Curtains, acoustic sound panels
10. 62/140 engineering – entered into agreement with Green International
11. Maple Street sidewalks – site visit. Design begins
12. Downtown revitalization – survey plans received – bury utilities will coordinate with Ryan and Darren. Lights poles/fixtures ordered.
 - a. Design of sidewalks, road crossings, parking, etc.

ARPA Project	Approved	Spent/status
SMLD Fiber	352,000	352,000
Library Lift/Elevator	200,000	
Playground Equipment School	115,000 (130,000 citizens)	Contract approved 216,074.80
DPW Cold Storage	212,000	
62/140 Design	250,000	Contract signed 248,487.22
Waterman Campground	18,550	Contract amended 18,550
Comcast – Downtown	153,068	
CLA Reporting		1325.63
Total	1,300,618	

At 7:31, Select member Kilcoyne moved to adjourn. Select member Smith – 2nd. Select member Kilcoyne – Aye. Chair Cranson – Aye. Select member Smith - Aye. Motion carried.

INN HOLDER

Chocksett inn

AUTOMOBILE DEALERS Class II
Class 11
Class 1

James E. Simpson D/B/A S&W Equipment Rental
Groundwater Supply Co. Inc.
Groundwater Supply Co. Inc

Select Board Meeting Minutes
December 7, 2022

Class 11	Sterling Auto Body LLC DBA Sterling Auto Sales
Class 11	HI-TEC Automotive Services Inc.
Class 11	Auto Technica
COMMON VICTUALLER	Sterling Village Pizza
	Café Fresh Bagel/Sterling Ice Cream Bar
	Davis Farmland
	TPNG DBA Chocksett Inn
	Stavas INC DBA The Black Sheep Tavern
	Meadowbrook Orchards INC
	Sterling Deli and Convenience
	Rota-Spring Farm Ice Cream
	Barber's Crossing North restaurant
	AppleGreen New England
	Mulligan's Miniature Golf
	Sterling National Country Club
	Hamilton's Catering
	C&L Donuts INC. DBA Dunkin Donuts
	St. Richard's of Chinchester
	Eight Point Sportsmen's Club Inc.
	First Church of Sterling
	Lanpher's Market LLC
	B-Man's Tavern Inc.
	Overeasy Café
	Meola's Wayside Ice Cream
	Sterling Academy of Gymnastics
	Emma's Café
	Flippin the Bird
	Appletown Market
	Berube Roadside Kitchen
	Stix and Pux
	The Brick Mexican Grill
	Hubbard's Farm
	Sugargilly's
	Fig's Foods
MOBILE FOOD VENDOR	Berube Roadside Kitchen
AUTOMATIC AMUSEMENT	B-Man's Tavern Inc.
	Stavas INC. DBA The Black Sheep Tavern
	Mulligan's Miniature Golf

ENTERTAINMENT	B-Man's Tavern Inc. Barbers Crossing North Stavas Inc. Blacksheep Tavern 228 Leominster Road TPNG Inc DBA/Chocksett Inn Sterling National Country Club
FULL PACKAGE	Sterling Deli & Convenience Appletown Market
ALCOHOL ON PREMISE	Chocksett Inn The Black Sheep Tavern Barber's Crossing North Restaurant Sterling National Country Club The Brick B-Man's Tavern Inc. Davis Farmland
BEER AND WINE PACKAGE	Lanphers Market
Materials: agenda, Minutes, Earth Removal Engineer’s Report, Earth Removal Application, Bond sales information, 1835 septic info., Agricultural restriction paperwork, renewal Permit list, TA report	