

STERLING PLANNING BOARD MINUTES ~ June 10, 2015

Final

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**Present:** Kenneth Williams– Chairman, Clerk  
John Santoro – Vice - Chairman  
Michael Pineo - MRPC Rep. & MRJTC Alternate Rep  
Betty Kazan – Administrative Assistant

**Absent:** Charles Hajdu – Member  
Russ Philpot – ANR Agent

Chairman Williams called the meeting to order at 7:05 PM in Room 202 of the Butterick Building.

**ANR**  
**Tuttle Road**

Mr. Pineo moved that the Board endorse ANR Plan, Map 43, Parcel 17, Lot 1 & 2, Tuttle Road, Sterling, MA. Plan submitted by Charles A. & Patricia A. Pillsbury, prepared by David E. Ross Associates, Inc., PO Box 368, 111 Fitchburg Road, Ayer, MA 01432, Plan #L-12477, Job No. 29297, dated November 21, 2014. Endorsement is contingent upon the following conditions; plan should show abutters’ Book, Page and Parcel or Lot Numbers, a 61A Statement added to the plan, payment in the amount of \$100.00, Form A completed, and five copies of the updated plans. Mr. Santoro seconded the motion. The motion passed unanimously. It was also noted that prior to the issuance of a building permit or other kind of change of use of this property, the property shall be removed from the provisions of Chapter 61A and the town’s option of right of first refusal has to be satisfied.

**NOTE:** All of the above “conditions” were satisfied prior to Mr. Williams endorsing the plan on June 23, 2015.

**Rugg Road**

Mr. Pineo moved that the Board deny a proposed ANR application from David Grinkis, Rugg Road, Sterling, MA to add enough land to an existing one acre lot in order to make it a two acre lot. (This was being done in order to make the property more marketable.) Mr. Santoro seconded the motion. The motion passed unanimously.

The Board agreed to refer Mr. Grinkis’s request to the Zoning Board of Appeals for consideration of a variance due to a lack of frontage to make a two acre lot. Also, noted was the applicant is adding land to the one acre lot to make it more marketable.

**SITE MODIFICATION PLAN**

Mr. Pineo moved that the Board approve the site plan modification for the proposed warehouse distribution center off of Chocksett Road, plan dated September 17, 2014, with two revisions October 10, 2014, and June 4, 2015, applicant Rock Breakers, LLC, 3 Park Street, Leominster, MA. 01453. Engineer and surveyor Whitman & Bingham Associates, LLC, 510 Mechanic Street, Leominster, MA, 01453, Plan # 4-L-900, Job Number 10049 as presented. Mr. Santoro seconded the motion. The motion passed unanimously.

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The Board also noted that this site modification would not require further review by Scott Miller of Haley & Ward as the only modifications were to the building space.

A check, written from Whitman & Bingham Associates (check#18143) was received for \$200 for administration fees.

MINUTES

Mr. Santoro moved that the Board approve the minutes of May 27, 2015 as written. Mr. Pineo seconded the motion. The motion passed unanimously.

DISCUSSIONS/REPORTS/FYI

The Board was copied on a letter addressed to Lisa Kennedy, 3405 Sitka Court, Bellingham, WA and CTW/LCM Realty Trust, 383 Route 140, Sterling, MA to cease and desist of all earth removal operations at 38 Clinton Road, Lots #1, 2, 3, 4, and 5 from the Earth Removal Board dated June 4, 2015.

ZBA

There was no ZBA correspondence.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

The Board signed Payroll Change form for the Administrative Assistant to reflect the FY16 COLA and also a Retirement notification for Lucinda Oates.

MAIL

Miscellaneous mail was reviewed.

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 for the Administrative Assistant and (2) Stipends for Board Members Mike Pineo and Ron Pichierri (FY15).

CURB CUT PERMIT APPLICATION

Mr. Pineo moved that the Board approve the permit for entrance to public ways (Curb Cut) application from Steven Guillotte, 8 Rowley Hill Road with the stipulation that a cash or insurance bond, "Contractor's Bond" be provided to the Planning Board in the amount of \$5,000. Mr. Santoro seconded the motion. The motion passed unanimously.

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**June 24<sup>th</sup> MEETING**

Mr. Pineo informed the Board that he would be unable to attend the next meeting scheduled for June 24, 2015. Mr. Williams also mentioned he may have a conflict on that date as well.

**Note:** The June 24, 2015, meeting was subsequently cancelled.

**8:50 P.M. MOTION TO ADJOURN**

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

**The next regularly scheduled Planning Board Meeting is June 24, 2015 at 7:00 PM.**

**APPROVED BY:**

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