

TOWN OF STERLING
BOARD OF SELECTMEN
January 24, 2019

MEETING:	Chairman Lane called the Board of Selectmen meeting to order at 9:31 am. Roll Call: Selectman Cranson – Present. Chairman Lane – Present. Selectman Kilcoyne – Present. Also present were Town Administrator, Ross Perry and Executive Assistant, Kama Jayne.
Minutes	Selectman Kilcoyne moved to approve the public minutes of January 9, 2018, as amended. Selectman Cranson 2 nd Selectman Kilcoyne - Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion carried.
Parking Restrictions	Keith Durling addressed the Board. He presented a complaint that was signed by seventeen citizens. They are concerned about commercial trucks parking in the triangle of public land, located on the westerly side of the Campground Road and Gates Road intersection. Chief Gary Chamberland explained that the Police need strict parameters in which to provide enforcement. After discussion, Selectman Kilcoyne moved to have signs posted in the area that disallow parking from 11:00pm – 6:00am. Also no idling will be allowed and violators will have their vehicles towed at their own expense. Selectman Cranson 2 nd . Selectman Kilcoyne - Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion carried. The DPW Board will be asked to place the signs.
Entrance to Public Ways	Stoneridge Development Inc. requested approval of a curb cut for driveway access to the proposed building on Pratt's Junction Road. No trees or stone walls will be removed. The application was approved by the DPW, Fire Department and Building Commissioner. After discussion, Selectman Cranson moved to accept the approval of the Permit for Entrance to Public Ways for Pratt's Junction Road. Selectman Kilcoyne 2 nd . Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.
Re-appointments	After discussion, Selectman Kilcoyne moved to re-appoint Sarah Culgin as Building Commissioner. Selectman Cranson 2 nd . Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried. Term to expire on 6/30/2021. After discussion, Selectman Kilcoyne moved to re-appoint Robert Janda as the Gas Inspector, John Gary Harrington as Wiring Inspector, and Jeremy Pierce as the alternate Gas Inspector. Selectman Cranson 2 nd . Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried. All terms to expire 6/30/2019.
Report on Derelict Buildings	Building Commissioner, Sarah Culgin's, report regarding update on derelict buildings; <ul style="list-style-type: none">- 150 Clinton Road – The building will be demolished to make way for a self-storage facility. The demolition contractor is current in the process of furniture removal from the buildings and the abatement of hazardous materials (survey found asbestos in the boiler and floor tile).- 198 Newell Hill Road – A demolition permit was issued on 10/31/2018. The owners plan to rebuild the house.- 218 Princeton Road - Property owner has demolished his garage with a permit and cleaned up the property substantially.- 3 Princeton Road - The new property owners have taken out an application for demolition. However, the permit application has not yet been submitted.- 274 Leominster Road – New owners - Continental Stone Marble & Granite, Inc. A demolition permit has been issued and demolition is expected to begin next week.

- **32 School Street** – The new owner has completed an exploratory demolition. The building was determined to be unsalvageable. She plans to rebuild the house. A spring demolition and re-build is expected.
- **23 Worcester Road** – The issue has been on-site storage of junk cars and a bag of junk at the road side with the name of Sterling Bagger on it. A notice of violation was sent to the owner, regarding both issues. Some of the cars were removed and Sterling Bagger had agreed to remove the sign and debris on 1/23/19. However, compliance had not been met by end of that day, so a violation letter was sent.
- **Sterling Inn 240 Worcester Road** – Current sale price is \$400,000 and substantial back taxes are owed. The cost to renovate or demolish the property makes this property an unattractive investment.
- Additional issues;
 - o The building has lost all grandfathering for its previous use as an Inn.
 - o The current Neighborhood Residential Zoning makes this property unsuitable for business, inn, apartments or multifamily conversion without a Site Plan Review and relief from the Zoning Board of Appeals
 - o The current GIS map of the Inn's property boundaries indicates that the building is situated on two different lots, (same owners). This would require that the property lines be shifted.
 - o The septic system for the Inn is located in a lot across the street and needs repair.
 - o A costly sprinkler system would likely be required for most proposed uses for the site.
- **Shed at 7 Wilder Lane** - A violation notice has been sent. A new 11'x 40' shed is situated too close to the road and the required building permit was neither sought nor approved.

Release of
Wachusett Fund
money

Erik Ares addressed the Board. The Fire Department requested that funds be appropriated from the Wachusett Fund account to purchase a power cot loading system for the new, proposed, ambulance, which will be considered for approval at the Annual Town Meeting. While this request was submitted, "contingent upon support for the new ambulance", the consensus of the Select Board is that the power cot is an essential tool and should be purchased for EITHER the new or the current ambulance. Therefore, Selectman Kilcoyne moved to appropriate Wachusett Fund money to purchase a power cot and loading system. It is not contingent upon support of a new ambulance at the Annual Town Meeting. Selectman Cranson 2nd. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.

Scholarships

After discussion the Board decided to table the scholarship funds decision until additional information is provided.

Annual Report
Dedication

After discussion, Selectman Cranson moved to dedicate the Annual Town Report to both Kenneth Williams and Ray Rugg Sr. Selectman Kilcoyne 2nd. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried. This will be contingent upon the support of the families.

School
Committee
Opening

After discussion, Selectman Cranson moved to reluctantly accept the resignation of Susan Hitchcock from the Wachusett Regional School District Committee, effective March 29th, 2019. Selectman Kilcoyne 2nd. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried. The position will not be filled by the Select Board because budgeting will be complete prior to Mrs. Hitchcock's resignation and the Annual Town Election will serve to fill the position.

Selectmen’s Meeting Minutes
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One Day Licenses

After discussion, Selectman Cranson moved to notify the Town Clerk that a vacancy for the School Committee shall be included on the ballot. Selectman Kilcoyne 2nd. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.

After discussion, Selectman Cranson moved to approve the one-day alcohol License request of Ann Donovan, through The 228 LLC, for April 27, 2019 from noon to 7:00pm for a shower. Selectman Kilcoyne 2nd. Selectman Kilcoyne – Aye. Selectman Cranson – Aye. Chairman Lane – Aye. Motion Carried.

- The Town Administrator will contact the DPW Board to address citizen concerns for the roads.
- Volunteers needed for the Finance Committee, Fair Committee and Historical Commission.

Public Session

No one spoke in public session.

Adjourn

At 11:05 am, Selectman Cranson moved to adjourn the public session. Selectman Kilcoyne 2nd. Selectman Cranson - Aye. Selectman Kilcoyne – Aye. Chairman Lane– Aye. Motion carried.

Materials: minutes, complaints, Curb-cut application, Request for power cot lift, scholarship info., Hitchcock resignation, one day alcohol request, TA Report