

Town OF STERLING
Earth Removal Bylaw Review Committee
January 29, 2019

MEETING:

Minutes

Chairman Lane called the Earth Removal Bylaw Review Committee meeting to order at 2:01pm. The following members were present: Chairman Richard Lane, Civil Engineer Shaun Francis, Building Commissioner Sarah Culgin, and Town Planner Domenica Tatasciore, Builder Carl Corrine, and Health Agent, Dave Favreau.

Melissa Warren attended, as minute taker.

Chairman Lane would like to postpone review of the 1-22-19 minutes for the next meeting.

- Develop a mission statement discussion:
 - To rewrite the E R Bylaw so as to protect the health and safety of the people, the environment, and the natural resources of Sterling.
- There was discussion that earth removal of less than an aggregate of 1,000 cubic yards in situ on a single lot within a five year period is exempted from obtaining an earth removal permit. There was also discussion that the earth could be moved around to other adjoining property owned by the same owner or with owner permission.
- Consensus after discussion that the amount of earth to be removed be 1,000 cubic yards on existing lots, or per acre, measured before loaded, and not to disturb more than 10% of the lot, and allowed once every 5 years
- Soil is to be defined as "rock in all its forms: gravel, sand, clay, and rock".
- Quarrying or mining would need an earth removal by permit the Board of Selectmen.
- Loam or top soil is not to be removed from sites otherwise it would require a permit.
- Removal of earth for a septic system or a foundation would be covered by the permitting process
- Under 1000 cubic yards would be allowed as long as it complies with the performance criteria, otherwise it would go before the Board of Selectmen as Permit Granting Authority.
- There was discussion triggered by the member's review of area Town's Bylaws such as allowing for Earth removal for the establishment of fire ponds.
- There was discussion that the Zoning Board of Appeals would be the appeal board for Earth Removal Permit decisions.
- There was discussion regarding potential zoning bylaw changes to the use table to address mining or quarrying, instead of earth removal, as a use.

Adjourn

At 3:13 pm, Chairman Lane moved to adjourn the meeting. The attendees agreed to adjourn.

The next meeting will be held on Thursday, February 7th at 2:00pm.