

STERLING PLANNING BOARD MINUTES – June 14, 2017

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**Present:** John Santoro ~ Chairman  
Michael Pineo ~ Clerk & E. D. C. Member  
Russ Philpot ~ ANR Agent  
Betty Kazan ~ Administrative Assistant  
**Absent:** Charles Hajdu ~ Vice Chairman  
David Shapiro ~ Member

Mr. Santoro called the meeting to order at 7:00 P.M. in Room 202 of the Butterick Building.

### ANRs

#### 3 & 5 Thomas Lane

Mark Wheeler of David E. Ross Associates was on hand to represent applicants; Jeanne DeRosa, 3 Thomas Lane and Stephen A. and Kristina M. Guberski, 5 Thomas Lane. Mr. Wheeler explained that the purpose of this ANR is to do a lot line change between the two properties. Parcel A (685 SF) and Parcel B (613 SF) are being conveyed to Lot 5C.

Mr. Philpot moved that the Board endorse ANR Plan, 3 & 5 Thomas Lane, Assessor's Map 88, Lots 14.6 & 14.7, as submitted by Stephen A. and Kristina M. Guberski and Jeanne DeRosa, prepared by David E. Ross Associates, Inc., PO Box 795-6 Lancaster County Road, Harvard, MA 01451, Job #31924, Plan #L-13201, dated May, 2017, with no revisions. ANR fee in the amount of \$150.00 received; Form A completed; one Mylar and five copies of plan were received. Finding that:

1. There is no change in frontage. The transfer of land area of lot 4C to 5C does not affect the frontage.
2. Vital access exists
3. There is a viable way

Mr. Pineo seconded the motion. The motion passed unanimously.

#### 49 Justice Hill Road

Mark Wheeler of David E. Ross Associates was on hand to represent applicant Joan S. Lanciani, 49 Justice Hill Road. Mr. Wheeler explained that Lot 1 consisting of 9.73 acres and Parcel A consisting of 34,326 SF will be retained by the owners and the remaining land will be going to DCR. (28.97 Acres Map/Parcel 41-5 and 17.8 Acres Map/Parcel 41-3).

Mr. Philpot moved that the Board endorse ANR Plan, 49 Justice Hill Road, Assessor's Map 41, Lots 3 & 5, as submitted by Joan S. Lanciani, prepared by David E. Ross Associates, Inc., PO Box 795-6 Lancaster County Road, Harvard, MA 01451, Job #31663, Plan #L-13151, dated April, 2017, with no revisions. ANR fee in the amount of \$ 125.00 received; Form A completed; one Mylar and five copies of plan were received. Finding that:

1. Lot 1 has the minimum required frontage
2. Vital access exists
3. There is a viable way
4. Parcel A is not a buildable lot as noted on the plan

Mr. Pineo seconded the motion. The motion passed unanimously.

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61A Release

49 Justice Hill Road

Mr. Philpot moved that the Board vote to recommend that the Town not purchase Chapter 61A Lands located at 49 Justice Hill Road, Map/lot 41/5. Mr. Pineo seconded the motion. The motion passed unanimously.

61A Release

Solar Farm Off Route 110 Clinton-Sterling line

Mr. Philpot moved that the Board vote to recommend that the Town not purchase Chapter 61A Land located Off Route 110 Clinton-Sterling line (Solar Farm). Mr. Pineo seconded the motion. The motion passed unanimously.

Minutes

Mr. Philpot moved that the Board approve the minutes of May 24, 2017 with corrections. Mr. Pineo seconded the motion. The motion passed unanimously.

Warrants & Payroll

Board members reviewed vouchers for payroll. The Board approved vouchers for Stipends, WB Mason, Kopelman & Paige and Haley & Ward \$485.23 to come out of the Revolving account until the applicant reimburses the Primrose Lane review fee account.

Planning Board Reorganization

Chairman

Mr. Philpot moved that the Board appoint John Santoro as Chairman for the Sterling Planning Board. Mr. Pineo seconded the motion. The motion passed unanimously.

Vice Chairman

Mr. Philpot moved that the Board appoint Mike Pineo as Vice Chairman for the Sterling Planning Board. Mr. Santoro seconded the motion. The motion passed unanimously.

Clerk

Mr. Philpot moved that the Board appoint David Shapiro as Clerk for the Sterling Planning Board. Mr. Pineo seconded the motion. The motion passed unanimously.

ANR Agent

Mr. Pineo moved that the Board appoint Russ Philpot as ANR Agent for the Sterling Planning Board. Mr. Santoro seconded the motion. The motion passed unanimously.

MRPC Representative

Mr. Philpot moved that the Board re-appoint Mike Pineo as MRPC Primary Representative for the Sterling Planning Board (Selectmen Representative is Alternate). Mr. Santoro seconded the motion. The motion passed unanimously.

MRPC Joint Transportation (Planning Board Alternate Representative)

Mr. Philpot moved that the Board re-appoint Mike Pineo as MRPC Joint Transportation Alternate Representative for the Sterling Planning Board (Selectmen Representative is Primary). Mr. Santoro seconded the motion. The motion passed unanimously.

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Chairman's Report/Notices/Discussions

Pratts Junction Road (Spinelli)

Mr. Santoro acknowledged an email from Mr. Spinelli regarding the fact that he had begun site clean up on the Pratts Junction Road property. Work includes loam and seed, planting, privacy screening on fencing and general clean up.

New medical Marijuana Company

Mr. Santoro acknowledged an email from Ross Perry that a new medical marijuana company was meeting with the Selectmen at their June 14th meeting.

The Board agreed to discuss and appoint a Planning Board representative to oversee the marijuana laws.

Primrose Lane

Mr. Pichierri was given a copy of the Haley & Ward invoice for \$927.60. Mr. Philpot asked Mr. Pichierri if he had the \$485.23 which was due in the office today. Mr. Pichierri stated he needed to review the invoice in order to establish the integrity of the Haley & Ward invoice. Mr. Philpot asked about the \$2,000 Review fee ongoing required balance. Mr. Pichierri stated this would be discussed at a later time. Mr. Philpot questioned at Mr. Pichierri's convenience. Mr. Pichierri's response was if that's okay with you. Mr. Philpot indicated that was not and that the Board requested the monies by the meeting tonight. Mr. Pichierri commented "you can ask for all kinds of things, but that doesn't mean you'll get them."

Mr. Santoro stated to Mr. Pichierri that he had been given the time and the dates have gone by so there is no further discussion by this Board.

Primrose Lane Review –Haley & Ward Invoice remaining balance of \$485.23

Mr. Santoro stated that it should be noted that Mr. Pichierri did not submit the \$485.23 on time which was the balance remaining on a Haley & Ward invoice for site review fees of his Primrose Lane project, the Board agreed to pay the outstanding balance of \$485.23 to Haley & Ward out of the Planning Board's revolving account. The Board also agreed to discuss what will happen at a later date.

Primrose Lane ~ Take actions regarding subdivision

The Board agreed that they would discuss this at their meeting scheduled for Monday, June 19, 2017.

ANR Procedures

The Board agreed to postpone discussions until they research a few issues.

Fees & Performance Bonds

The Board agreed to postpone discussions until a future meeting.

Condition of General Bylaws

The Board agreed to postpone discussions until a future meeting.

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