

Final

**STERLING PLANNING BOARD  
MEETING MINUTES**

October 10, 2012 – Rm. 202 Butterick Bldg.

**Present:** Ronald Pichierri – Chairman, ANR Agent  
Kenneth Williams – Clerk  
Charles Hajdu  
John Santoro  
Lucinda Oates – Administrative Assistant

**Absent:** Michael Radzicki – Vice Chairman, MRPC Rep

Chairman Pichierri calls the meeting to order at 7:03 PM.

**ANR's.**

There are no ANR's

**MINUTES**

**Motion: Kenneth Williams**

**Second: Charles Hajdu**

Motion made to approve minutes of September 26, 2012 with corrections, all members in favor, motion carried.

**DISCUSSIONS/REPORTS/FYI**

Susan Davitt attended the Planning Board meeting to offer her services as a volunteer to update the Master Plan. An email was received prior to tonight's meeting outlining her intentions of researching all the concerns, questions, problems, thoughts and suggestions of the town residents, the Select Board, the school committee, the Planning Board and all of the other boards and committees.

Ms. Davitt has met previously with Town Administrator Terri Ackerman who agreed, after discussion, that Davitt would work on the following items:

- Update data from 2009, 2010, 2011 2012 for the Open Space and Recreation Plan
- Contact Boards/Committees/Departments to see how they have been progressing with the recommended Actions (Section 9) in the Open Space Plan

The Planning Board responded that they were not made aware of the board's input and at this time did not have any information, suggestions or updates. More information from Terri Ackerman (TA) will be necessary before the Board can commit to working on the project with Ms. Davitt.

Chairman Pichierri suggested that Ms. Davitt attend a meeting with specific questions or programs, and the board would be glad to help wherever they can. It was also suggested that all questions and updates, from Ms. Davitt, be sent to the Planning Board email address.

**Chad Lane**

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An email was received from John Nyberg, 58 Redstone Hill Road, regarding Chad Lane. Mr. Nyberg asked if Chad Lane has been transferred to the Town of Sterling or if it is a private way.

Chad Lane is private and is still owned by Corrinne, and it is not an accepted road. Charles Hajdu said that there is no private road sign posted below the street name.

Lucinda will send a letter to Corrinne, requesting additional funds for outstanding consulting invoices and the town regulations regarding the posting of private roads.

### **Laddawn (AKA Northeast Polybag) Plant Expansion**

A letter sent to Mark Brodeur, Building Inspector, stating that the Planning Board voted to approve, with conditions, the Site Plan for the proposed Laddawn Plant Expansion was read. It was noted that the site plan was not prepared by Whitman & Bingham, but was prepared by McCarthy Engineering, Inc.

The approval is contingent upon the following conditions; no building permit, except a foundation permit shall be issued until:

1. A recorded copy of the final Order of Conditions from the Conservation Commission will be provided to the Planning Board and to the Building Inspector.
2. A copy of an approved variance for an increase in impervious area, as issued by the Sterling Board of Health, will be provided to the Planning Board and to the Building Inspector.
3. The fire protection capacity of the water distribution system should be evaluated prior to occupancy approval. This evaluation should include the following components.
  - a. Fire flow demand based upon proposed construction and NFPA standards. It should be noted if the structure will include fire sprinklers and the applicable code.
  - b. Fire flow capacity to the site through the connection to the distribution system at Northeast Boulevard. Capacity should be based upon hydrant flow tests conducted by the applicant or otherwise available from the Town.
  - c. Projected fire flow capacity within the proposed site.

These requirements should be included with the building permit application package.

The letter was mailed October 3, 2012 to Laddawn; Vantage Builders; McCarthy Engineering; Whitman & Bingham and copies to town offices, Town Administrator; Town Clerk; Conservation Commission; Fire Department; DPW and Board of Health.

## **ZBA**

No Planning Board members attended the Zoning Board of Appeals meeting, therefore there was no update.

### **CHAIRMAN'S REPORT**

#### **Retention Ponds**

Vincent Vignalli (DCR) contacted Ken Williams concerning retention ponds located within the town. Vignalli was concerned with the retention pond located on Brookside Lane, in the Juniper Brook Subdivision, off Wilder Road. The area went under two major changes of ownership and was sold at auction. At this time, DCR owns the retention pond, and Vignalli wanted to know who maintains the pond.

The responsibility of maintaining the ponds lies with the developer until the town accepts the road, and then the retention pond becomes the responsibility of the town.

#### **Evergreen Circle**

Renee Tambling, 8 Evergreen Circle, is having difficulty marketing her house due to a title issue. The property was purchased in June 1992, knowing that there was a plan to extend the road and at that time was assured by the developer and the town that the home owner's interest would be protected. The old cul-de-sac was removed, the front yards were regraded, seeded, driveways were redone and the new road was built.

The Planning Board questioned whether the required property transfer was recorded; this responsibly would lie with the home owner.

Ken Williams will follow-up on this situation and check the as-built of the road and the parcel reassignment.

### **ADMINISTRATIVE ASSISTANT REPORT**

The board suggested that the Administrative Assistant become a Notary Public, and the Planning Board would reimburse for the cost of the training and stamp.

An invoice was received from Haley & Ward for services for Simpson, Homestead Lane, off Osgood Road; there are insufficient funds in the account to satisfy the bill. The amount of the invoice is \$556.00 and a balance of \$286.00 is available in the account at this time. A two thousand dollar balance, plus the amount of three hundred dollars is requested to cover the current invoice is requested.

A follow-up letter will be sent to Corrinne for the outstanding balance on his account. Also included in the letter will be a copy of the regulations that pertain to the posting of signs on private ways. There is no signage of a private way located on Chad Lane.

Chairman Pichierri signed the Notice of Intent to Convert Agricultural Land, a 25 acre portion of property known as and numbered 12-18 Wiles Road in Sterling. This was voted and approved at the September 26, 2012 meeting of the Planning Board but the form was not signed at that meeting. It was the opinion of the Planning Board that the property was not suitable for recreation or other needs, a suitable use would be a solar farm.

Final

The party for outgoing Administrative Assistant, Melissa French will be on October 23, 2012 @ 7:00 pm at the Bolton Roadhouse.

Jim Wilkins, 16 Osgood Road, inquired about the set back from road frontage at his home. After discussion it was decided to direct Mr. Wilkins to the DPW for clarification on the road frontage.

**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**

The board members signed the MRPC annual dues invoice and payroll.

**Motion: Ken Williams**

**Second: Ron Pichierri**

Motion to cancel October 31, 2012 Planning Board meeting, all in favor, there was no further discussion, motion carried.

**MOTION TO ADJOURN**

**Motion: Ken Williams**

**Second: Ron Pichierri**

Motion made to adjourn meeting all in favor, there was no further discussion, meeting closed at 8:50 PM.

**The next regularly scheduled Planning Board Meeting is, November 14, 2012 at 7:00 PM.**

**APPROVED BY:**

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