

STERLING PLANNING BOARD MINUTES ~ June 12, 2019

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**Present:** John Santoro ~ Vice Chairman  
David Shapiro ~ Clerk  
Patty Page ~ ANR Agent  
Craig Miller ~ Member  
Betty Kazan ~ Administrative Assistant  
**Absent:** Russ Philpot ~ Chairman  
Domenica Tatasciore, Town Planner

### **Call to Order**

Santoro called the meeting to order at 7:00 P.M. in Room 205 of the Butterick Building.

### **ANR ~ 58 South Nelson Road**

Jamie Rheault of Whitman & Bingham Associates was on hand representing the applicant.

Page moved that the Board endorse ANR Plan for 0 & 58 South Nelson Road, George Maldonis, Jr. & South Nelson Realty Trust (George J. Maldonis, Jr. Tr.) Owner. Assessors Map 61, Lots 8 & 12, Plans prepared by Whitman & Bingham Associates, LLC. Plans dated June 3, 2019. Miller seconded the motion. The motion passed unanimously.

### **Minutes**

Shapiro moved that the Board approve the minutes of May 29, 2019 as printed. Page seconded the motion. The motion passed unanimously.

### **Warrants & Payroll**

Board Members reviewed a payroll warrant.

### **Affordable Housing Plan – Progress Update**

Shapiro mentioned that the Affordable Housing Plan public forum is scheduled for Wednesday, July 17 at 6:30 p.m. Location is Room 205 Town Hall. The AHP next meeting will be held on June 27<sup>th</sup> in Room 201.

### **Sterling ZBA Notices**

Santoro acknowledged a notice of a July 9, 2019 ZBA hearing for a special permit for 4 Matthew Lane and a USE Variance (183 Leominster Road – Earth Removal).

### **ZBA Notices from surrounding Towns**

Santoro acknowledged notices of hearings from various surrounding Towns.

### **Chairman's Report/Notices/Discussions**

#### **MRPC**

Santoro acknowledged an email from MRPC for the Draft of the Montachusett Region Comprehensive Economic Development Strategy (CEDS) is available for a 30 day review and comment period.

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50 Worcester Road ~ Cream Crock

Santoro suggested that the Board draft a memo to the Zoning Enforcement Officer to request a cease and desist order for the 50 Worcester Road project until everything is ironed out by their Engineer.

After a discussion the Board agreed to postpone the discussion until their next meeting. The agenda item will be to discuss and vote for potential work stoppage on Cream Crock, 50 Worcester Road. Santoro will discuss with Building Inspector tomorrow.

Administrative Assistant's Report/Notices

Office Closing

Kazan reminded the Board that the Planning office would be closed on Monday, June 17 and Tuesday, June 18.

FYI

Kazan informed the Board that she anticipated Site Plan reviews on the next agenda for 20 Pratts Junction Road and 287 Leominster Road. As-Built Plans for Cider Hill Estates/Shamrock Hill.

Kazan also mentioned that she had received one copy of an updated site plan today for 50 Worcester Road. No other required documents were submitted.

Chacharone Properties

Kazan informed the Board that a letter has gone out requesting the As-Built Plans for this Site Plan that will expire on June 30, 2019.

Progress Report on Planning Board Goals

The Board agreed to have updates on an upcoming meeting for their individual goals.

7:28 P.M. MOTION TO ADJOURN

Shapiro moved that the Board adjourn. Page seconded the motion. The motion passed unanimously.

APPROVED BY:
