

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

November 28, 2012 – Rm. 202 Butterick Bldg.

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

Absent: Michael Radzicki – Vice Chairman, MRPC Rep
Charles Hajdu

Chairman Pichierri calls the meeting to order at 7:00 PM.

ANR's.

There are no ANR's

MINUTES

Motion: Ken Williams

Second: John Santoro

Motion made to approve October 10, 2012 minutes with corrections, all in favor, motion carried.

Chad Lane Subdivision

Carl Corrinne was unable to attend the meeting due to illness. A letter, (enclosed with minutes) was brought to the board, by his wife, earlier in the day, requesting an extension, for the Chad Lane Subdivision project.

The Chad Lane Subdivision is set to expire on December 28, 2012. According to the Permit Extension Act signed by Governor Duval Patrick, the Subdivision can be extended four years from the expiration date. The act automatically extends, for four years beyond its otherwise applicable expiration date, any permit or approval that was "in effect or existence" during the qualifying period beginning on August 15, 2008 and extending through August 15, 2012.

At its posted meeting of March 11, 2009, the Sterling Planning Board voted to grant the request to extend the time for completion of the construction of the way and installation of services shown on the Definitive Plan, as required by Conditions of Approval for Chad Lane from 28 December 2009 to 28 December 2012. This is a three (3) year extension for a total of seven (7) years from the date of endorsement of the Definitive Plan.

Motion: Ken Williams

Second: Ron Pichierri

Motion made to approve the request to extend the time for completion of the construction of the way and installation of services shown on Definitive Plan for Chad Lane from 28

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December 2012 to 28 December 2015. This is a three (3) year extension for a total of ten (10) years from the date of endorsement of the Definitive Plan.

An audible vote was called:

Ken Williams – yea

Ron Pichierri – yea

John Santoro – abstained from vote

Motion approved in favor with one abstention. A letter will be drafted and sent to Mr. Carl Corrinne regarding the outcome of his time request for completion of the project.

DISCUSSIONS/REPORTS/FYI

228 Leominster Road (AKA Twin Oaks) property has been transferred to Fishco, LLC a Massachusetts limited liability company with its office at 767 Sterling Road, South Lancaster, MA. The sale of the property was August 30, 2012 and recorded Worcester South Registry of Deeds on 27 September 2012, Book 49691, Page 28.

ZBA

Board of Appeals notices received from abutting towns were reviewed and will be forwarded to the Sterling Board of Appeals clerk for filing.

CHAIRMAN'S REPORT

An email was received for the “Annual Holiday Party” from the Assistant Town Clerk. The event will occur on a regularly scheduled Planning Board meeting night, December 12, after discussion it was agreed that the meeting night would not be changed to accommodate the party date.

A memorandum was received from McCarty Engineering concerning Laddawn Plant Expansion.

- On October 4, 2012, the Town of Sterling Board of Health voted to grant a variance to Section 4.6.4.0 of the Town of Sterling Protective By-Law allowing the rendering of 51.08% of the site as impervious area.
- The Site Plan Review Document originally submitted indicated a total impervious area percentage of 52.57.
- To reduce the impervious area to 51.8% the existing pavement at the rear left corner of the building is being removed and replaced with 1-1/2 inch crushed stone, and a portion of the proposed pavement at the rear of the proposed addition is being substituted with 1-1/2 inch crushed stone. A total of 3,550 SF of pavement area has been eliminated.

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- The changes described above are shown on the attached Site Plan Review documents dated October 4, 2012. Two copies of the plans are being provided for your records.

In regards to Laddawn Plant Expansion, a letter was also read into record that was received from the Sterling Board of Health.

Notice is hereby given that the Board of Health of the Town of Sterling, after holding a public hearing on the application of Laddawn for a variance to the impervious area in an aquifer area for the Laddawn Plant Expansion at 2 Northeast Boulevard in said Sterling, shown in the Assessor Map Plan Book at Map #66 Lot #19.

Voted: TO GRANT a variance to Section 4.6.4.0 of the Town of Sterling Protective By-Law allowing the rendering of 51.08% of the site as impervious area.

Another item of interest concerning Laddawn (AKA Northeast Poly Bag Co.) was read into the minutes, taken from the Telegram & Gazette newspaper dated November 9, 2012 as follows:

Boston – A Sterling maker of custom bags has been fined by state environmental authorities for alleged violation of wastewater and hazardous waste regulations.

The State Department of Environmental Protection said yesterday that Laddawn INC. discharged industrial wastewater to a sanitary wastewater system and failed to comply with hazardous waste requirements such as properly labeling waste containers.

The DEP said Laddawn, formerly known as Northeast Poly Bag Co., agreed in a consent order to pay a penalty of about \$3,023.00 and fund a \$3,030.00 project to buy and install a mobile data terminal on a Sterling Fire Department rescue truck.

ADMINISTRATIVE ASSISTANT REPORT

At the November 20, 2012 All Departments / Boards meeting with Terri Ackerman, the timetable for FY14 budget was discussed. The timeframe has been shorted so that the Planning Board budget is now due January 11, 2013. Lucinda will have a draft budget ready for the December 12 meeting for the board members to review and approve before submission to the town administrator.

Lucinda has completed the required paperwork and has received the materials needed to act as a Notary Public. The Oath of Office is still outstanding and once accomplished the process will be complete.

Lucinda will be out of the office December 24, 25 and 26th and return January 31st.

Once a year stipends for the Planning Board were discussed and a warrant was available for approval. Charles Hajdu and John Santoro would need to complete the tax information for the accountant before a check could be issued, those tax forms were

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provided. In the past, Ken Williams has declined the stipend along with Mike Radzicki; the warrant will be submitted once the accountant's paper work has been done.

MAIL

Miscellaneous mail was reviewed.

NOTICES FROM OTHER TOWNS

Notices from other Towns were made available for review and are included with the minutes.

INVOICES

The board members sign invoices for notary supplies; Haley & Ward (Laddawn) and payroll.

MOTION TO ADJOURN

Motion: Ken Williams

Second: Ron Pichierri

Motion made to adjourn meeting, all in favor, meeting was closed at 8:08 PM.

The next regularly scheduled Planning Board Meeting is, December 12, 2012 at 7:00 PM.

APPROVED BY:
