



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
May 27, 2021 – 6:30 PM

Due to the COVID-19 Pandemic, public participated remotely via Zoom.

Present: Carl Corrinne, Kirsten Newman and Patty Page. John Santoro joined the meeting at 6:39 pm.

Absent: Robert Protano

Staff Present: Domenica Tatasciore, Town Planner

MEETING:

Carl Corrinne called the meeting of the Planning Board to order at 6:32 pm.

Agenda

Old Business

1. Review & Acceptance of As-Built Plans – 146 Pratts Junction Road, Gagnon Equipment
2. Review & Acceptance of As-Built Plans – 150 Clinton Road, Sterling Storage Solutions

Public Meeting

3. Site Plan Review: 104-106 Leominster Road, Applicant – WPW Properties LLC

New Business

4. ANR Plan: 86 Chace Hill Road (public) (Map 133, Parcel 12)
5. ANR Plan: 5 Charles Patten Drive (Map 92, Parcels 25, 26, 27 & 28)
6. Montachusett Joint Transportation Committee (MJTC) Annual Appointment
7. Master Plan Status Update
8. Approval of Minutes: April 22, 2021
9. Communication:
 - a. Letter dated April 23, 2021 from Division of Fisheries & Wildlife re: Draft Priority Habitat Map

Next Meetings: June 24, 2021 at 6:30 pm

Final As-built – 146
Pratts Junction
Road - Gagnon

Melinda Westberry presented the revised final as-built plan to the Board with the additional information requested at the April 22, 2021 meeting. Patty Page made a motion to accept the final as-built. Kirsten Newman seconded. All in favor 3-0.

Final As-built – 150
Clinton Road –
Storage Solutions

Matt Waterman of LandTech presented the final as-built plan to the Board with the additional information requested at the April 22, 2021. Kirsten Newman accept the final as-built. Patty Page seconded. All in favor 3-0

Site Plan Review –
104-106
Leominster Road

(John Santoro joined the meeting at 6:39 pm). William Wyskoczka of WPW Properties presented his site plan for 104-106 Leominster Road (parcel ID 65-31). The location was previously a medical office and the new proposed use is a daycare. This change in use has triggered the requirement for site plan review. Mr. Wyskoczka stated his original intent was another medical facility, then a tenant expressed interest in leasing the entire building. Chairman Corrinne reviewed a number of conditions of approval for the site plan. These include:

- accessible parking with van-accessibly access aisle;
- a striped and demarcated crosswalk from the building to the playground;
- bollards surrounding the playground area;
- dumpster location if used;
- snow storage areas;
- submission of as-built plan within 30 days of completion of the project and before certificate of occupancy is issued; and
- that the project will be constructed in substantial accordance with the final revised plans.

	<p>Patty Page made a motion to conditional approve the site plan with the above conditions. Kirsten Newman seconded. All in favor, 4-0.</p>
ANRs – Chace Hill & Charles Patten Dr.	<p>The board reviewed an ANR for 86 Chace Hill Road. Patty Page made a motion to endorse the ANR as presented, Kirsten Newman seconded. All in favor, 4-0.</p> <p>The ANR plan for Charles Patten Drive was not received in time for this meeting.</p>
MJTC Appointment	<p>Kirsten Newman agreed to continue as the MJTC representative for Sterling.</p>
Master Plan Update	<p>Patty Page updated the Board on the Master Plan. VHB (consultant) and MRPC have provided the Master Plan Committee with goals and actions for a number of chapters for review. Once the committee has forwarded their comments to the consultant and MRPC, the draft documents will be added to the Master Plan web page to encourage public participation. Next meeting is scheduled for June 24, 2021 and 6:30 pm.</p>
Minutes	<p>Kirsten Newman made a motion to approve the minutes of April 22, 2021, as written. John Santoro seconded. All in favor, 4-0.</p>
Communication Division of Fisheries & Wildlife	<p>Ms. Tatasciore reviewed a letter received from the Massachusetts Division of Fisheries & Wildlife. Pursuant to the Massachusetts Endangered Species Act, Mass Wildlife has a draft map of the Natural Heritage and Endangered Species Program (NHESP) that reflects new biological information and land use changes. Public comment is open from May 3 to July 3, 2021. www.mass.gov/nhesp/mapcomment</p>
Adjourn	<p>Patty Page made a motion to adjourn. Kirsten Newman seconded. All in favor, 4-0.</p>