



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
December 29, 2021 - 6:30 PM

Present: Carl Corrinne, Patty Page, Kirsten Newman and Val Pruneau.
John Santoro was absent.

MEETING:

Carl Corrinne called the meeting of the Planning Board to order at 6:30 pm.

Agenda

1. 6:30 PM – Review and Acceptance of As-Built Plans – 104-106 Leominster Rd, WPW Properties
2. NEADS, Inc. – 333 Redemption Rock Trail – Review planting schedule and determine if changes are de minimus
3. Karen Packard – Discussion of Performance Zone
4. Approval of Minutes: November 18, 2021

Final Plans – 104-
106 Leominster
Road,
Parcel ID 65-31

Chairman Corrinne read the peer review engineer's report to the audience. The one outstanding item at the time of their review was the installation of a protective barrier around the playground. Applicant has since installed jersey barriers and which are acceptable and are indicated on the final plans.

Kirsten Newman made a motion to accept the final as-built plans for 104-106 Leominster Road. Val Pruneau seconded. All in favor, 4-0.

NEADS, Inc. 333
Redemption Rock
Trail – planting
schedule
modification
request

Mr. Gerry DeRoche presented the proposed modifications to the planting schedule for the new NEADS facility at 333 Redemption Rock Trail. Chairman Corrinne did a site visit to review the proposal and asked that Mr. DeRoche attend the Board meeting. After discussion, Mr. DeRoche agreed to maintain the planting schedule as approved on the eastern corner of the lot. Mr. DeRoche agreed to plant Canadian Hemlocks or Western Red Cedars for maximum screening.

Karen Packard –
Questions
Performance Zone
Uses

Mr. Mark Packard attended the meeting to discuss possible allowable uses in the Performance Zone. Mr. Packard would like to renovate a residential property into an ice cream and pizza take-out business. After some discussion, the Board requested that Mr. Packard come back with a narrative, provide additional details and what sections of the bylaw would apply to this request.

Minutes

Kirsten Newman made a motion to approve the minutes of November 18, 2021. Carl Corrinne seconded. Val Pruneau abstained as he missed that meeting. The final vote was 3 in favor, 0 opposed and 1 abstention.

Adjourn

Kirsten Newman made a motion to adjourn, Patty Page seconded. All in favor, 4-0.

Minutes were approved at the 1/27/2022 meeting. P. Page