



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
January 27, 2022 - 6:30 PM

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

MEETING:

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

Agenda

1. Sterling Storage Solutions – 150 Clinton Road – review of Phase II of the project
2. Chapter 61A Release – Lot 7, Justice Hill Road, portion of parcel 18-16
3. ANR Plan – Lot 7, Justice Hill Road (public way), portion of parcel 18-16
4. Karen Packard – Discussion of Performance Zone
5. Discussion of Administrative Assistant for the Planning Board
6. Approval of Minutes: December 29, 2021

Storage Solutions –
150 Clinton Road –
Site Plan Update –
Phase II

Mr. Matthew Waterman of LandTech and Mr. Jonathan Hall of Storage Solutions were present to discuss the changes proposed for Phase II of the approved site plan for 150 Clinton Road. Per the site plan decision, the Board required the applicant to provide an update prior to the commencement of Phase II of this project. 90% of the storage space (and manager's office) were completed in Phase I. Phase II is the final 10% and based on the needs, Storage Solutions will be providing a variety of smaller spaces with man doors and some will have overhead doors. Originally Phase II was to include two buildings (3B & 4). Now Phase II will have one building (#4) that will be a total of 7450 square feet where the two buildings original proposed would have been 10000 square feet. Access around the building will remain the same. Impervious area is reduced by 400 square feet. Drainage and driveway will remain the same.

The peer review engineer noted that the snow storage appears to block access gates. Applicant will change the location.

Kirsten Newman made a motion to approve Phase II of the site plan with the modifications discussed. Mr. Santoro seconded. All in favor, 5-0.

61A Release –
Justice Hill Road –
Lot 7, part of Parcel
ID 18-16

Patty Page made a motion that the Board NOT recommend the Selectmen purchase the lot. Ms. Newman seconded. All in favor, 5-0.

ANR – Justice Hill
Road – Lot 7, part
of Parcel ID 18-16

Patty Page made a motion to endorse the ANR plan for lot 7, part of parcel 18-16. Kirsten Newman seconded. All in favor, 5-0.

Packard –
Questions
Performance Zone
Uses

Mr. Mark Packard and Mrs. Karen Packard attended the meeting to discuss possible allowable uses in the Performance Zone. They were exploring the possibility of a farm stand at the 32 Redemption Rock Trail. Although that particular use is shown as allowed in the zone, the applicant would need to comply with MGL 40A, Section 3.

Administrative Assistant Position	The Board briefly discussed the admin position. There are multiple job descriptions for this position. For the time being, the Board agreed to hold off hiring someone until the Town hires a Town Administrator and a decision about the Town Planner is made.
Minutes	Val Pruneau made a motion to approve the minutes of December 29, 2021. Kirsten Newman seconded. John Santoro abstained as he missed that meeting. The final vote was 4 in favor, 0 opposed and 1 abstention.
Adjourn	Kirsten Newman made a motion to adjourn, Patty Page seconded. All in favor, 5-0. <i>Minutes were approved at the 2/24/2022 meeting. P. Page</i>