



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
July 28, 2022 - 6:30 PM

MEETING:

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

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

Agenda

- 1) Primrose Lane – Revision of Definitive Subdivision Plan
- 2) Minutes – June 15 & 23, 2022

Primrose Lane – Revision of Definitive Subdivision Plan

Chairman Corrinne opened the meeting with the revision of a definitive subdivision plan for Primrose Lane. Mr. Ronald Pichierri presented a revised subdivision plan for Primrose Lane done by Cabco Consult dated June 20, 2022 and stamped by C.A. Budnick. The revised plan corrects a notation on a previously approved definitive subdivision plan dated July 9, 2018 by Whitman & Bingham Associates, LLC as well as showing the shared driveway originally approved by Special Permit in March of 2005 and can be found at the Registry of Deeds Book 36651, Page 79.

Chairman Corrinne read the findings of the peer review done by Graves Engineering into record and is attached.

After some discussion, Patty Page made a motion to approve the revised definitive subdivision plan dated June 20, 2022 and reviewed by Graves Engineering on July 27, 2022. Val Pruneau seconded. Vote was 3 in favor, 1 opposed (John Santoro). Motion carries.

Patty Page made a motion to approve the minutes of June 15, 2022 as amended. Carl Corrinne seconded. Vote 3-0-1 with John Santoro abstaining as he was not present at that meeting.

Minutes

Patty Page made a motion to approve the minutes of June 23, 2022. John Santoro seconded. Vote was 3-0-1 with Val Pruneau abstaining as he was not present at the meeting.

The Board voted to have Patty Page continue as the MRPC representative.

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

MRPC

Minutes were approved at the 9/22/2022 meeting. P. Page

Adjourn



100 GROVE ST. | WORCESTER, MA 01605

July 27, 2022

Sterling Planning Board
Butterick Municipal Building
1 Park Street, Room 202
Sterling, MA 01564

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**Subject: Primrose Lane
ANR Plan Review**

Dear Planning Board Members:

We received the following documents on July 14, 2022 via e-mail:

- Plan entitled Subdivision Plan Resubmittal, Primrose Lane, Sterling, MA dated June 20, 2022, prepared by Cabco Consultants for Scott & Donna Charlette (sic), Ronald Pichierri, Matthew & Samantha Gilchrest and Emily Rose Larson & Brenden Hall. (1 sheet)
- Plan entitled "Primrose Lane" Definitive Subdivision Plan dated July 9, 2018, prepared by Whitman & Bingham Associates, LLC for Scott G. Charette and Donna M. Charette, Ronald F. Pichierri, and Robert K. Lent and Gail E. Lent. (1 sheet)

Graves Engineering, Inc. (GEI) has been requested to review the plan by Cabco Consultants for consistency with standard practices and to compare the plan information on said plan with the information on the plan by Whitman & Bingham Associates, LLC.

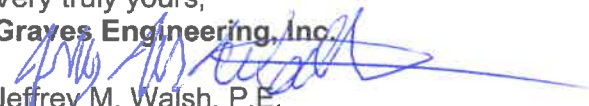
Our comments follow:

1. As cited in Note 2, the purpose of the plan by Cabco Consultants is to combine Parcel B with Parcel 2A. The plan also shows a correction compared to the plan by Whitman & Bingham Associates, Inc. in that the access and utility right-of-way on the western portion of Lot 3 is clearly delineated and labeled. GEI has no issues with the plan's purpose nor with the correction.
2. GEI compared the information on the two plans. GEI has no issues with the information presented on the plan by Cabco Consultants.
3. While reviewing the access and utility right-of-way on Lot 3, GEI searched the Worcester Registry of Deeds (WDRD) for Deed Book 34517 Page 180 cited on the Cabco plan. Although the metes and bound information was recorded on this page, our search using Page 180 yielded no results on the WDRD website, but we were able to view the document when we searched for Page 179.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,

Graves Engineering, Inc.


Jeffrey M. Walsh, P.E.
Principal

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