

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

January 30, 2013

Rm. 202 Butterick Bldg.

Present: Michael Radzicki – Vice Chairman, MRPC Rep.
Kenneth Williams – Clerk
Charles Hajdu
John Santoro
Lucinda Oates – Administrative Assistant

Absent: Ronald Pichierri – Chairman, ANR Agent

Vice - Chairman Radzicki calls the meeting to order at 7:05 PM.

ANR's.

There are no ANR's

MINUTES APPROVED

Motion: John Santoro

Second: Charles Hajdu

Motion made to approve January 9, 2013 minutes, there were no corrections, all members in favor, motion carried.

**James Simpson
Wickapicket Knoll**

Jim Simpson attended the meeting to present for discussion a revised site plan from one that was approved in 2004, for Wickapicket Knoll, off Redstone Hill Road.

Simpson said that trying to meet the multi-family regulations is written in such a way that his new proposal is prohibitive and designed to make it next to impossible to build a multi-family within the town.

Simpson continued to say the previous plan (submitted in 2004) was designed around crazy setbacks and was not good engineering, and not consistent with the multi-family regulations. The multi-family regulations state that they are supposed to be consistent with plans for single family neighborhood development, but there is nothing consistent about a 12,000-13,000 square foot building being consistent with a 1500 – 3,000 square foot single family house and there is nothing consistent with a 200 foot setback to a property line on that building when you have a 20 foot sideline setback on a house.

Simpson presented a revised plan that he feels fits Protective Zoning Bylaws Section 4.2.3 better. He has designed duplex homes that all look like single family houses. A typical unit will have a garage with two bedrooms all on one floor. With no other housing available in this area for seniors, Simpson hopes to attract older adults to his development.

Ken Williams questioned if Simpson was asking the board to rewrite the zoning regulations.

Simpson has been serving on the Senior Site Development Committee and he has already completed a SRD (Senior Residential Development) in Hubbardston. His plan is to target seniors with the Sterling development and provide housing in an area that does not supply enough senior housing.

The problem with the Zoning Bylaw is that the restrictions are forcing him into a smaller footprint and to put the bedrooms on the second floor. Simpson then read the portion of the bylaw that he was referencing.

The Protective By law requires:

4.2.3 Design Requirements

The purposes of these design requirements are to ensure that multifamily dwellings and developments are consistent in scale and site design with the single-family residential character of the Town of Sterling;

(a) Site Design

(1) All dwellings and structures shall be located a minimum of 200 feet from adjacent properties and public ways, unless the Board of Appeals authorizes a setback reduction to a minimum of 100 feet upon its determination that existing natural vegetation and/or proposed plantings provide effective visual screening.

Ken Williams sees no reason to change the bylaw to accompany the new plan, and felt Simpson was trying to propose a new bylaw and that is not good business. Ken Williams is not in favor of changing the existing bylaw.

To have this project move forward, Mike Radzicki suggested that a newly written bylaw would be necessary. Jim Simpson said the present bylaw is prohibitive, and he proposes a cluster type development bylaw.

Simpson said his options were to draft a bylaw that the Planning Board will be happy with and would work for the Planning Board in the future. Also to work with the Planning Board and the Zoning Board of Appeals to create a plan that is amenable to all. The bylaw would not be site specific, nor would it target just seniors.

Mike Radzicki likes the idea of the floor plan and that seniors want housing all on one floor. The modern version of cluster housing is quite attractive and he is pleased with the new idea and a more open area.

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It was also suggested that the Simpson contact Mark Bobrowski to inquire if this plan meets the 40B requirement and will it count towards the town's 10% requirement for affordable units, and what needs to be done to make that happen.

Simpson said his next step will be to meet with his engineer and complete a draft proposal on a new bylaw to go over with the Planning Board and added that the proposed bylaw would not be site specific but to create something that gives developers an option other than what is now in the regulations.

Jim Simpson left one copy of his new proposed development plan with the board.

DISCUSSIONS/REPORTS/FYI

An email was received from Building Inspector, Mark Brodeur, concerning 31 Squareshire Road and requested any information that might be pertinent to the property. The email was also sent to Board of Health, whom responded with the information that the board had witnessed soil testing on the site January 15, 2013, but at this time will take no further action until a sewage disposal design has been submitted. There have been no ANR's on this particular lot at this time and this information will be relayed to the Building Inspector.

ZBA

There were no updates or mailings from ZBA.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

Administrative Assistant's vacation time which will occurred April 8,9,10 was discussed and will be brought up when the date is closer in March. April 10 is a Planning Board meeting night, it was suggested that once the date was closer, than a decision would be made to possibly change the Planning Board meeting date.

Kama Jayne (Select Board Administrative Assistant) asked if the Selectmen's files concerning 61A Releases belonged with the Planning Board office. It was determined after discussion that the files would remain with Board of Selectmen and the Planning Board will keep their own files.

A draft Town Annual Report was reviewed and a final review will be completed at the next regularly scheduled meeting; the final copy is due March 8.

The members were reminded that the State Ethics certificates are due by April 5th.

Motion: Charles Hajdu

Second: John Santoro

Motion made to appoint Ron Pichierri as secondary signatory on Administrative Assistant payroll when Ken Williams is not available for signature, three in favor with one abstention, motion carried.

A friendly letter will be drafted to remind Jim Simpson that he needs to provide a \$2,000.00 dollar review fee cushion for his on-going project at Homestead Lane.

Mike Radzicki will be in Florida and not able to attend the February 13th meeting of the Planning Board.

MAIL

Miscellaneous mail was reviewed.

NOTICES FROM OTHER TOWNS

Notices from other Towns were made available for review.

INVOICES

The board members signed an invoice for permitting software and payroll.

MOTION TO ADJOURN

Motion: Ken Williams

Second: Charles Hajdu

Motion made to close meeting, all in favor, meeting adjourned at 8:34 pm.

The next regularly scheduled Planning Board Meeting is February 13, 2013 at 7:00 PM.

APPROVED BY:
