

FINAL

**STERLING PLANNING BOARD  
MEETING MINUTES**

March 28, 2012 – Rm. 202 Butterick Bldg.

**Present:** Ronald Pichierri – ANR Agent  
Kenneth Williams – Clerk  
Charles Hajdu  
Melissa French – Administrative Assistant

**Absent:** Robert Protano – Chairman  
Michael Radzicki – Vice Chairman, MRPC Rep.

Acting Chairman Pichierri calls the meeting to order at 7:00 PM.

**ANR's.**

There are no ANR's.

**MINUTES APPROVED**

**Williams moves to approve the minutes of March 14, 2012, as submitted. The motion is seconded by Hajdu, there is no discussion and all are in favor, approved by the Board, 3-0.**

**DISCUSSIONS/REPORTS/FYI**

Ron Pichierri has requested, of the Board, that there be a discussion regarding two streets, developed and owned by Pichierri, and of the new regulations for street signs. Pichierri emphasizes that these are discussions only, no votes are being taken, and he sees no need to recuse himself from the Board during these discussions.

**Jennifer Lane** – Pichierri states that he would like to privatize Jennifer Lane and would like to know the correct way to do so. Williams feels that the correct way to keep a road private is to not petition the town for acceptance as a town road. Williams researched Abbey Lane, a private road, to see how it was handled and notes that the developer of Abbey Lane went before the Board of Selectmen to change the name, but not to privatize the road. Pichierri has no intention of changing the name of Jennifer Lane. Williams suggests that if Pichierri wants to definitively know the correct way to keep Jennifer Lane a private way, he should seek legal counsel. Pichierri feels this is a good idea and states that he will contact legal counsel, at his expense.

**Primrose Lane** – Pichierri states that he would like to sell a lot on Primrose Lane and wants the Planning Board's opinion as to whether it is acceptable to transfer the deed, without a building permit, and leave the covenant in place. Pichierri asks if it is the transfer of the deed or the issuance of the building permit that triggers the release of the covenant and need for a bond. The Board feels that the covenant can remain in place until such time that a building permit is requested. Williams states that a street sign for

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Primrose Lane, that meets regulations, be erected at the end of the Lane. Pichierri agrees, stating that he intends to do so.

**Street Sign Regulations** – As a follow up to a previous discussion, in which Pichierri had information suggesting that new street sign regulations were coming out, Pichierri asks if anyone has heard anything further about it. French and Hajdu both state that they searched the internet for indication of new regulations and found nothing. Williams suggests that Pichierri talk to Bill Tuttle, DPW Superintendant, to see if he has any information.

(Note added after the meeting: Pichierri spoke to Tuttle, directly after the meeting, and Tuttle stated that there are new street sign regulations coming, with plans for implementation by 2015.)

**Personnel Board Articles** – Draft copies of Article 13 and changes to the Personnel By-Law have been given to the Planning Board. French informs the Board that she has these copies should anyone like to review them.

**MRPC Traffic Counts** – The Montachusett Regional Planning Commission has sent a memo, dated March 14, 2012, regarding traffic counts. Attached to the memo is a list of planned traffic count locations and a request form for any other locations that the Board would like to see performed. The Planning Board has no other requests at this time.

### ZBA

The Planning Board is in receipt of the written notices of action taken by the ZBA at the March 13, 2012 meeting. These actions were reviewed at the Planning Board's meeting of March 14, 2012.

### CHAIRMAN'S REPORT

Chairman Protano is absent and Acting Chairman Pichierri has nothing to report.

### ADMINISTRATIVE ASSISTANT REPORT

French requests vacation time on April 17<sup>th</sup> and 18<sup>th</sup>, 2012.

**Williams moves to grant French the requested vacation time, seconded by Hajdu, there is no discussion, all are in favor, approved by the Board, 3-0.**

French informs the Board that she was approached by D. Salluce prior to the meeting, asking, on behalf of T. Ackerman, if the Board would release funds from the "Review/Write Regulations and Bylaws" fund. The Board will discuss and vote on this topic at the next scheduled meeting.

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French informs the Board that she had a discussion with the Town Clerk regarding the fact that no one took papers for the seat being vacated by Chairman Protano. There will be an empty seat on the town ballot, allowing for the possibility of write-in votes.

**MAIL**

One item of mail was reviewed, an invitation from Ed Himlan to attend the “Community Stormwater Solutions” conference on Thursday, April 12, 2012 at the Worcester State University. Acting Chairman Pichierri states that he would like to attend.

(Note added after the meeting; a reservation has been made for Pichierri to attend.)

**NOTICES FROM OTHER TOWNS**

Notices from other Towns were made available for review and were passed on to the Zoning Board of Appeals.

**INVOICES**

The board members sign invoices and payroll.

**MOTION TO ADJOURN**

**Hajdu makes a motion to adjourn the Planning Board Meeting at 7:43 PM.**

**Seconded by Williams, no discussion, all in favor, motion approved 3-0.**

**The next regularly scheduled Planning Board Meeting is April 11, 2012 at 7:00 PM.**

**APPROVED BY:**

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