

Final

**STERLING PLANNING BOARD  
MEETING MINUTES  
Rm. 202 Butterick Bldg.**

**February 13, 2013**

**Present:** Ronald Pichierri – Chairman, ANR Agent  
Kenneth Williams – Clerk  
Charles Hajdu  
John Santoro  
Lucinda Oates – Administrative Assistant

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

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

**ANR**

**Motion: Charles Hajdu**

**Second: John Santoro**

Motion to endorse ANR plan, property located on north westerly side of Sherwood Road, easterly of its intersection within Griffin Road, numbered 11 on Sherwood Road. Assessor's Map 146, Lot # 83-88; 95; 97-99 as submitted by Andrysick Land Surveyor, P.O. Box 97, Princeton, MA 01541, prepared for Douglas Baldarelli, 20 Griffin Road, job file #8648G186, with no revisions. Check # 3414 received in the amount of \$100.00; Form A completed; one mylar and seven paper copies of plan with signature of applicant notarized. All members in favor, motion carried 4-0.

**ANR**

James Gaffney, land surveyor, 55 St. Jean Ave, Leominster submitted a plan for endorsement; the parcel is situated southerly of Tuttle Road and easterly of Heywood road as shown on Plan #6756-A. Applicant Charles Pillsbury, 6 Heywood Road, Sterling, was also present. Creating a parcel of land that is not a buildable lot to be conveyed to the abutting property owner.

The applicant did not include a release from the 61A lien which would take Pillsbury's name off the lien and place the new owners on the 61A lien. The board suggested that the applicant visit the assessor first and obtain a release and then return for the endorsement.

James Gaffney said that he did not feel that the 61A lien release was necessary and that it involved a tax issue that was outside the purview of the Planning Board in regards to endorsement of an ANR.

The Planning Board has twenty-one days to endorse the plan and within the next two weeks prior to the meeting suggested that the applicant receive written wordage from the assessor concerning the release of the lien.

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The Board received a check #6488 in the amount of \$100.00; two completed Form A's and eight paper copies of the ANR plan, with the understanding that the endorsement would be rendered once the 61A lien information is provided.

**James B. Simpson / RE: Zoning Bylaw Amendment**

Proposed zoning changes to Section 4.2, *Multi-family Development*, of the Sterling Protective Bylaw were presented by Sterling Real Estate Developers, Inc.

Simpson said that a place holder has been requested on the town warrant for an article concerning the proposed changes to the Protective Bylaw. Their objective is to be included on the annual town meeting in May.

Ken Williams suggested that he would rather that an entire new bylaw be drafted instead of changing an already existing bylaw, and was open to a possible overlay district.

When asked by Chairman Pichierri what Simpson needs from the Planning Board, the following was stated:

- Whether this type of amendment is something the Planning Board can work with.
- If there are particular concerns that the board has then they are willing to hear them and then address them.
- Changes can be drafted to work under the bylaw and to work with the board.

Chairman Pichierri stated that more research should be done on the proposals before any decision can be rendered.

James B. Simpson will return to the February 27<sup>th</sup> meeting to continue discussion on the proposed bylaw change.

Building Inspector, Mark Brodeur stopped by the meeting and offered his review of the proposed bylaw change. He said that he would review Simpson's proposal from the building inspector's standpoint and get back to the Planning Board at a later date.

**MINUTES APPROVED**

**Motion: Ken Williams**

**Second: John Santoro**

Motion made to approve January 30, 2013 minutes, with corrections, all in favor, motion carried.

**DISCUSSIONS/REPORTS/FYI**

**31 Squareshire Road**

Mark Brodeur, Building Inspector, has referred 31 Squareshire Road to DCR (Nancy McGrath), but at this time no reply has been received. The property is small with abutting

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property lines on three roads, Squareshire Road, Melindy Lane and Chace Hill Road. The property has an easement pipe, with outflow from East Pond across the center of the parcel.

### ZBA

Notices were reviewed from abutting towns and will be forwarded to the Board of Appeals clerk.

### CHAIRMAN'S REPORT

Citizen Planner Training Collaborative Conference was discussed and members decided that they would like to attend the conference.

Mark Brodeur, Building Inspector, forwarded a plan for AT&T Tower located at #7 Chocksett Road. The plan shows no change in building or parking and is basically performing maintenance to the tower. Therefore, no site plan review is needed from the Planning Board.

**Motion: Charles Hajdu**

**Second: Ron Pichierri**

Motion was made to state that no site review is required for AT&T Chocksett Road cell tower, there was no further discussion, motion carried.

Building Inspector, Mark Brodeur will be emailed with this information and a notice of the same to the Board of Appeals.

Final draft of the town Annual Report was reviewed and it was agreed to email the document to the town clerk.

### ADMINISTRATIVE ASSISTANT REPORT

A Town Planner was a recommendation from the Sterling Government Study Committee in March 2012. The focus of the Town Planner would be strategic planning, grant writing, economic development, supporting the Planning Board, Economic Development Committee, and Board of Selectmen. The Select Board requested that the Planning Board review and provide comments on the preliminary job description.

Copies of a handout regarding the Town Planner were distributed to board members to take home and return for discussion at our next regularly scheduled meeting.

### MAIL

There was no mail to review.

**NOTICES FROM OTHER TOWNS**

Notices from other Towns were made available for review.

**INVOICES**

The board members signed payroll.

**MOTION TO ADJOURN**

**Motion: Charles Hajdu**

**Second: John Santoro**

Motion was made to close meeting, all in favor, there was no further discussion, meeting adjourned at 9:02 PM.

**The next regularly scheduled Planning Board Meeting is February 27, 2013 at 7:00 PM.**

**APPROVED BY:**

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