

Final

**STERLING PLANNING BOARD  
MEETING MINUTES**

**April 24, 2013**

Room 202 Butterick Bldg.

**Present:** Ronald Pichierri – Chairman, ANR Agent  
Michael Radzicki – Vice Chairman, MRPC Rep.  
Kenneth Williams – Clerk  
Charles Hajdu  
Lucinda Oates – Administrative Assistant  
**Absent:** John Santoro

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

**ANR**

Terry Heinold, presented an ANR located off of Chocksett Road, after discussion he decided to withdraw the application and return to the next scheduled meeting for presentation.

**MINUTES APPROVED**

**Motion: Ken Williams**

**Second: Mike Radzicki**

Motion made to approve the March 27, 2013 minutes with corrections, there was no further discussion, four to zero members in favor, motion carried.

**DISCUSSIONS/REPORTS/FYI**

Sterling Select Board would like to discuss a moratorium on medical marijuana on May 8<sup>th</sup>. This meeting coincides with the Planning Board regularly scheduled meeting night; the Planning Board would adjourn their meeting to attend the joint meeting with the BOS and then return to reconvene the Planning Board Meeting.

**MAIL**

Miscellaneous mail was reviewed.

**ZBA**

There was nothing to report.

## **ADMINISTRATIVE ASSISTANT REPORT**

Department Head meeting was held this morning and Terry Ackermann (Town Administrator) informed the staff that she will be leaving her position effective December 31, 2013.

Senior Center Committee will be holding a joint meeting with Finance Committee and Building Department on April 29<sup>th</sup>, in the Butterick Building.

An Informational Meeting, open for any questions or concerns, for the Senior Center will be held May 6<sup>th</sup> at 7:00 pm in the Butterick Building.

## **NOTICES FROM OTHER TOWNS**

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

### **Public Hearing Special Permit Shared Driveway**

Chairman Pichierri opened the Public Hearing for a Special Permit for a Shared Driveway, off of Redstone Place at 8:01 pm.

Chairman Pichierri informed the applicant, Gary Griffin, of the need for a 2/3 vote for the approval of his Special Permit, the board had four out of the five members present for the meeting. With a 2/3 vote for approval it would require all four members present to vote in favor for the approval.

Mr. Griffin recognized that he would need an approval from all four members present and said that it was in his best interest to request a continuation of his Special Permit Public Hearing for a Shared Driveway until May 8, 2013.

#### **Motion: Ken Williams**

#### **Second: Charles Hajdu**

Motion made to grant request of Mr. Gary Griffin to continue the Public Hearing until May 8, 2013 at 8:00 pm in room 202, Butterick Building.

A roll call vote was taken:

Charles Hajdu	aye
Ken Williams	aye
Ron Pichierri	aye
Mike Radzicki	aye

## Final

The vote was four to zero in favor of continuation of the Public Hearing until May 8, 2013 at 8:00 pm, room 202 in the Butterick Building, motion carried.

There were concerns voiced from the audience about the attendance of board members and scheduling of public hearings. Chairman Pichierri reminded those in the audience that the board was an all volunteer board and that four members had a full time job that sometimes required a board member to miss a meeting.

An informational discussion then continued that was outside of the public hearing that involved questions about the plan that were addressed by Mr. Griffin and the Planning Board.

Chairman Pichierri informed the audience that all who listed their phone number on the sign –in sheet would be called one week prior to the May 8<sup>th</sup> meeting to let them know that the Planning Board would meet and open the Public Hearing that evening.

### **Public Hearing Amend Protective By-Law / Multi-family Development**

James B. Simpson and Attorney Todd Brodner were present.

Chairman Pichierri opened the Public Hearing at 8:45 pm and read the Public Hearing Notice into record:

In accordance with the provisions of Chapter 40A, Section 5, M.G.L., the Sterling Planning Board will hold a public hearing on Wednesday, April 24, 2013 at 8:45 pm, at the Butterick Municipal Office Building, 1 Park Street, Room 202, Sterling, MA, on the petition of the Sterling Real Estate Development, INC. to consider proposed changes in the Town of Sterling Protective (Zoning) Bylaw Section 4.2.2(a); Section 4.2.3(a)(1); Section 4.2.3(a)(2); and Section 4.2.3(a)(3), essentially allowing two-family-unit buildings which may be located no less than 15 feet apart from each other.

At the Annual Town Meeting James Simpson will move to amend Warrant Article 40, as printed in Annual Town Meeting Warrant as follows:

- To delete the phrase “**shall not be less than the following**” from Lot Areas: Minimum lot areas shall be not less than the greater of : (i) five (5) acres: or (ii) the following minimum lot area per dwelling unit multiplied by the number of dwelling units shall not be less than following:
- The last paragraph under definitions, Number 5 multi-family to alter the definition of multi-family as it appears in Warrant Article 40, so that it will read as follows:
  - “Dwelling Multi-Family” shall mean a single building containing at least two dwelling units but not more than eight units.

**Motion: Mike Radzicki**

**Second: Charles Hajdu**

Motion made to close the Public Hearing at 9:01 pm and the Planning Board moves to recommend that the Town of Sterling support the Multi-family Development Amendment at the annual town meeting, on May 13, 2013;

A roll call vote was taken to show support of the Multi-family Development By-Law Amendment:

Charles Hajdu	aye
Mike Radzicki	aye
Ken Williams	no
Ron Pichierri	aye

There was no further discussion, three members in favor, one member not in favor, motion carried.

### INVOICES

The board members signed invoice for Telegram and Gazette, Quill (office supplies) and payroll.

### MOTION TO ADJOURN

**Motion: Mike Radzicki**

**Second: Ken Williams**

Motion made to close meeting, there was no further discussion, four to zero members in favor, motion carried, meeting adjourned at 9:07 pm.

**The next regularly scheduled Planning Board Meeting is May 8, 2013 at 7:00 PM.**

**APPROVED BY:**

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