

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

June 12, 2013

Room 202 Butterick Building

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

Absent: Michael Radzicki – Vice Chairman, MRPC Rep.
Charles Hajdu

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

ANR's

Terry D. Heinold, PO Box 321, Sterling, MA 01564 presented a plan for endorsement for property located on Assessor's Map 66 and Lot 26, east side of Leominster Road (Route 12). The ANR split the property into "Lot 1" and remaining land which conforms to minimum lot area and frontage requirements on a public way (Leominster Road).

Motion: Ken Williams

Second: John Santoro

Motion was made to ask Chairman Pichierri on the behalf of the Sterling Planning Board to endorse the plan of Terry D. Heinold, PO Box 321, Sterling, MA. 01564, dated April 5, 2013, prepared by Whitman & Bingham, 510 Mechanic Street, Leominster, MA. 01453, Plan numbered 29-D-33B. There was no further discussion, motion carried; there was a three to zero vote in favor of endorsement of the plan as submitted.

Seven copies of the plan; a check for \$100.00, check #16782 completed Form A, and one mylar was received. The mylar was signed and returned to the applicant.

MINUTES APPROVED

Motion: Ken Williams

Second: Ron Pichierri

Motion made to approve the Sterling Planning Board minutes of May 29, 2013 as corrected, there was no further discussion, three to zero in favor, motion carried.

Jeff Robinson, 8 North Row Road, Sterling MA, attended the meeting with questions regarding property use relating the Protective Bylaws and whether grandfathering is involved. The property in question is 228 Leominster Road formally the Twin Oaks restaurant, which was sold at auction last year. Mr. Robinson is a direct abutter to this property. In question, is the use allowed at the site, Mr. Robinson stated: for the past two Saturdays, between the hours of 3:00 pm and 7:00 pm muscle cars arrive and loud amplified music from a radio is blasted from the site.

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The Building Inspector (Zoning Enforcement Officer) has not received any correspondence on this property from the property owner in regards to change in use. Until a site plan is submitted to the Planning Board for review; the board can take no action.

Mr. Robinson also cited a letter written by Ken Williams, while acting as Selectmen in December 1988. The letter written December 29, 1988, was directed to All Holders of "Pouring" Licenses, the subject being Entertainment License under MGL. Chapter 140, Section 183A. Mr. Robinson asked Mr. Williams for clarification on the portion of the letter that stated, *We decided that neither radio nor T.V. requires a license at this time.* Williams had no detailed recollection of the issue that was addressed by the Board of Selectmen some 25 year ago.

There is a discrepancy in the zoning of the property; it is shown as Light Industrial on the assessor card and Rural Residential and Farming on the zoning map.

The Building Inspector would be the first step in resolution, with the filing of a formal complaint with the Building Inspector.

CONTINUATION SPECIAL PERMIT SHARED DRIVEWAY

Motion: Ken Williams

Second: Ron Pichierri

Motion to continue the Public Hearing for the Special Permit for a Shared Driveway presented by Gary Griffin, Sholan Homes, INC. until Wednesday, June 26, 2013 at 8:00 PM, our next regularly scheduled meeting, at the request of the applicant; there was no further discussion, three to zero members in favor to continue, motion carried.

DISCUSSIONS/REPORTS/FYI

House Bill 1859 has been reviewed at a previous meeting and it was decided at that time that the board felt it was beyond their scope to comment in detail on the sum and substance on the proposed change in zoning.

House Bill 2740 was held until our next regular scheduled meeting, members were given copies of House Bill 2740.

ZBA

No notices were received.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

The Administrative Assistant reminded the board that the office will be closed June 17, 18 and 19 and will reopen June 24.

MAIL

Miscellaneous mail was reviewed.

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 signed one invoice for office supplies.

MOTION TO ADJOURN

Motion: Ken Williams

Second: John Santoro

Motion was made to close meeting, there was no further discussion, three to zero in favor, meeting adjourned at 8:25 PM.

The next regularly scheduled Planning Board Meeting is June 26, 2013 at 7:00 PM.

APPROVED BY:
