

Final

**STERLING PLANNING BOARD  
MEETING MINUTES**

**July 10, 2013**

Room 202 Butterick Bldg.

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

**Absent:** John Santoro  
Charles Hajdu

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

**ANR's.**

There are no ANR's

**MINUTES APPROVED**

**Motion: Mike Radzicki**

**Second: Ron Pichierri**

Motion made to approve minutes of June 26, 2013, as corrected, there was no further discussion, three to zero in favor, motion carried.

**DISCUSSIONS/REPORTS/FYI**

Re-organization of the board (chairman, vice-chair, etc) was held for the next meeting when all members are present.

A letter from Sterling Solar, LLC requesting the release of the performance guarantee funds was received July 9, 2013 and reviewed at the meeting. Sterling Solar LLC, is requesting the release of the Five Thousand Dollars (\$5,000.00) performance guarantee, stating that the proper design and construction of the site driveway at 12 Wiles Road has been completed. Once the project is certified by the DPW Superintendant and notice is given to the Board, the unused bond can be returned to the applicant. Lucinda will email Bill Tuttle (DPW Superintendant) and request his final approval on the completion of the project.

**ZBA**

Notice is hereby given that an application has been filed with the Sterling Board of Appeals by Harvey Rittenhouse Revocable Trust to vary the terms of the Protective By-Law of the Town of Sterling with regard to property owned by them and situated on the Easterly and Westerly sides of Kendall Hill Road in Sterling, known as number 87/91 & 96 Kendall Hill Road shown in the Assessor's Map Plan Book as Map/Lot #129 &

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129/31 and being zoned Rural Residential and Farming and requests a variance to repair a barn structure, and use some of this space for teaching fine arts.

A hearing will be given on this application in the Mary Ellen Butterick Municipal Building, 1 Park Street, Sterling on Tuesday, July 9, 2013, at 6:35 pm at which time you may appear either in person or by Agent or your Attorney and present any objection which you may have to the allowance of this application.

A copy of this application is on file in the office of the Town Clerk and may be seen during regular business hours. There is no action required and the Planning Board will wait to hear the outcome of the posted meeting.

### **CHAIRMAN'S REPORT**

Don Jacobs (Human Resources) requested a time to meet with the various elected Boards to introduce himself and to share his initial objectives as well as to solicit any feedback regarding concerns, etc. He requested a brief meeting with the Planning Board. A meeting was scheduled at the next regularly scheduled meeting of July 31st at 7:30 pm, Lucinda will contact Don and confirm the time and date.

### **ADMINISTRATIVE ASSISTANT REPORT**

Administrative Assistant payroll change form was reviewed and signed by Chairman Pichierri; this form reflected a change in pay resulting from the cost of living adjustment.

At the Department Head Meeting of June 27, discussion involved suggestions on ways to improve town meeting. A summary of the ten suggestions were copied and given out to members who requested them.

### **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 two invoices: 1: mileage for Ron Pichierri 2: for payroll.

### **ADDITIONAL OLD BUSINESS**

Brian Patacchiola, Board of Selectman Planning liaison, attended the meeting, and brought up the potential second site for the Senior Center discussed at the June 26, 2013 meeting. Chairman Pichierri said that this was all preliminary and was merely a

discussion. The board said that the ball field and more importantly the pit that is located next to the site and owned by DCR, has the possibly of being a good site. It has a better line of site, doesn't double load off the road with the school buses, and could have a driveway coming out to Griffin Road.

Brian Patacchiola was unsure if the Planning Board should have had a meeting with the Senior Center Design Committee at this time. Chairman Pichierri replied that the Senior Center Design Committee came before the Planning Board at the Senior Committee's request.

Mike Radzicki commented that it is common for any applicant to come before the board to discuss a project informally. At these meetings the board has made unofficial opinions and Mike Radzicki felt that the board had not done anything that was unprecedented in the past and that the board talked to the Senior Center Committee and merely brainstormed.

Ken Williams commented that it seems that the consensus of the Planning Board that the board prefers the new suggested site over the previously presented location. This location like the previous site does not meet the need of being closer to the center of town.

### **SPECIAL PERMIT SHARED DRIVEWAY** **Continuation**

Public Hearing opened at 8:03 pm for Gary Griffin, dba Sholan Homes, INC. off of Redstone Place, Map 91, Parcel 30. This Public Hearing was continued from the Planning Board meeting of June 26, 2013.

The owner / applicant requested a continuation until July 31, 2013 at 8:00 pm.

#### **Motion: Mike Radzicki**

#### **Second: Ken Williams**

Motion made to grant request of Mr. Gary Griffin to continue the Public Hearing until July 31, 2013 at 8:00 pm in room 202, Butterick Building. The vote was three to zero in favor of continuation of the Public Hearing for Shared Driveway, submitted by Sholan Homes, INC., until Wednesday, July 31, 2013 at 8:00 pm, room 202 in the Butterick Building, motion carried.

### **Continuation of Old Business**

Brian Patacchiola wanted to discuss two House Bills with the Planning Board, House Bill 2740, an act to modernize the renewable energy property tax exemption and House Bill 1859, an act promoting the planning and development of sustainable communities. There seemed to be a communications disconnect between the Planning Board and the information requested by the Select Board. The purpose of sending the House Bills to the Planning Board was for a recommendation to the Select Board to advocate for the House Bills to the State Legislature.

Brian Patacchiola would like the Planning Board to be more active in policy that affects the town, and work with other communities within the Commonwealth together for what is good for the municipalities. Given that both House Bills were planning type issues,

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adding metrics to a Master Plan and allowing towns more regulatory authority in planning. The thought was it would be best to allow the Planning Board to give input on the issues. It is understood that it is a state issue and not a town issue, but given that the town is part of the state, we are involved anyway.

The Selectmen wanted to know if the Planning Board thought that the Selectmen should contact the State Representative to support these House Bills. Mr. Patacchiola, personally supports them as a Selectmen and as a citizen of the Town of Sterling.

Ken Williams once again commented that the scope was beyond the time and expertise of the Planning Board to take on the task. It is an enormous amount of work involved.

**MOTION TO ADJOURN**

**Motion: Ken Williams**

**Second: Mike Radzicki**

Motion made to close the meeting, there was no further discussion, three to zero in favor, meeting adjourned at 8:36 PM.

The next regularly scheduled Planning Board Meeting is July 31, 2012, at 7:00 PM.

**APPROVED BY:**

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