

FINAL

**STERLING PLANNING BOARD
MEETING MINUTES**

April 11, 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 28, 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

MRPC – Goods Movement Survey

The Board is in receipt of a memo and survey from the Montachusett Regional Planning Commission, dated 4-2-12. This survey is asking that communities respond to questions regarding: 1. Truck traffic problems, and 2. Other freight transportation concerns. The Board filled out the questionnaire and prepared it for submission back to MRPC. There were no items of concern within the questions asked.

Review/Write Regulations and Bylaws Account

At the previous Planning Board Meeting it was asked if the Board would consider donating money from the Review/Write Regulations and Bylaws Account. The Board now takes the time to discuss the request and feels that any donation of money from the account should be germane to the purpose of the account. The Board votes to contribute up to \$2,500 towards funding the purchase of the Planning & Zoning module of the new Permitting Software that the town intends to purchase.

Williams moves to contribute up to \$2,500 for the purchase of the new software program called "Permitting Software", seconded by Hajdu. Williams adds that French is given the power to negotiate this deal with Terri Ackerman, also seconded by Hajdu. There is no further discussion; all are in favor, approved by the Board, 3-0.

Senior Center Design and Building Committee

Acting Chairman Pichierri reads into the minutes a memo from the Senior Center Design and Building Committee announcing that a site for the new senior center has been chosen and asking for support and comments from all boards and committees. The Planning Board members in attendance tonight, and Chairman Protano, do not agree that the corner of Muddy Pond and Boutelle Roads is the best place for a new senior center, citing various reasons why. The Board feels that the location is too close to the school and SPARC Park, is not within walking distance of the town center, will add more traffic flow to an already busy street and may have an impact on wetlands in the area. It is noted that the Conservation Commission issued an Order of Conditions on April 10, 1998, in which Condition #4 states that there should be no cutting of mature trees in the area, now proposed for the senior center, without prior permission from Con Com. The Board asks that a letter be sent to the Senior Center Committee letting them know the Planning Board's thoughts.

Days Way Update

Acting Chairman Pichierri reads into the minutes a memo, dated 4-12-12, from Harald Scheid, Assessor, written to Mark Brodeur, Building Inspector. This letter states that Scheid has been working with Ms. Donna Day regarding ownership issues surrounding property off Trebor Lane and Days Way. Both Ms. Day and her stepdaughter, Corinne Mongiat, have approached the Planning Board with issues surrounding the ownership of this property; see minutes of 1-11-12 and 1-25-12 for a history.

Scheid is in a position to classify Ms. Day's property for assessment purposes and is looking to the Building Inspector for input as to whether the land could be deemed a buildable lot. Brodeur responds that, for a variety of reasons, the remaining land is not a buildable lot. (The remaining land being one of two parcels, one with an existing structure) that was ordered, by the Planning Board's Order of Conditions for the Trebor Lane Definitive Subdivision Modification, dated 8-15-05, to be merged as one lot, without possibility of subdivision.)

The Planning Board concurs with the Building Inspector.

(Note added after the meeting; a letter, dated 4-12-12, has been written to Scheid stating that the Planning Board is in agreement with Mark Brodeur's opinion that the remaining land is not buildable. A copy of the Trebor Lane Order of Conditions was attached to the letter.)

Stormwater Conference

The Board is reminded of the stormwater conference to be held on April 12, 2012 at 4PM. Pichierri is registered to attend. Pichierri states that, due to a conflict, he cannot attend the conference. An email is sent to Ed Himlan informing him that Pichierri will not be there.

ZBA

Williams attended the Zoning Board of Appeals meeting of April 10, 2012 and reviews the agenda with the Board.

CHAIRMAN'S REPORT

Chairman Protano relayed, through M. French, that he is not in favor of the Senior Center Site on the corner of Muddy Pond and Chocksett Roads. He reviewed the letter from Scheid to Brodeur and was interested in the Board's opinion. Chairman Protano stated that he is sorry to leave an empty seat on the Board, but will not consider a re-election by write-in vote.

ADMINISTRATIVE ASSISTANT REPORT

- French informs the Board that she will not be using the previously granted vacation time on April 17th and 18th.
- French informs the Board that a Site Plan Review has been scheduled for the next meeting on April 25, 2012 for a solar project on Davis Farm land.
- French informs the Board that she has received information regarding the Budget Article and the Finance Committee vote, if anyone wants to review it. French has confirmed that the Planning Board budget was approved as submitted.

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 sign invoices and payroll.

MOTION TO ADJOURN

**Williams makes a motion to adjourn the Planning Board Meeting at 8:03 PM.
Seconded by Hajdu, no discussion, all in favor, motion approved 3-0.**

The next regularly scheduled Planning Board Meeting is April 25, 2012 at 7:00 PM.

APPROVED BY:
