

Final

**STERLING PLANNING BOARD
MEETING MINUTES
September 11, 2013
– Rm. 202 Butterick Bldg.**

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

Chairman Williams calls the meeting to order at 7:02 PM.

ANR's.

There are no ANR's

MINUTES APPROVED

Motion: Ron Pichierri

Second: Charles Hajdu

Motion made to approve August 28, 2013 minutes with corrections, five to zero in favor, motion carried.

DISCUSSIONS/REPORTS/FYI

Update Apple Homecare / Route 140

There was discussion from the August 28, 2013 meeting concerning Apple Homecare and if they conducted retail business at their site and the question of parking. Minutes from the Planning Board meeting of April 9, 2008 and April 30, 2008, addressed these two issues.

Minutes stated that approximately 10% of the overall business at Apple Homecare would come from walk-in retail. The building was designed with the retail space located in the center front of the building with offices on either side. Trucks arriving for pick-up generally arrive in the morning, load their vehicles and are gone for the day. The company owns three box trucks and one minivan. With an estimate of five retail visits per day with three box trucks parking behind the building, it was thought that the impact to traffic would be minimal.

Motion: Ron Pichierri

Second: Mike Radzicki

Motion made to release the remaining review funds with up to date interest, in the amount of \$526.57, to Apple Homecare, five to zero in favor, motion carried.

Update Chad Lane Revenue Account

There was discussion from the August 28, 2013 meeting, concerning Chad Lane review account and the status of funds remaining in the account for Carl Corrinne. As of September 10, 2013, the Accountant, Treasurer and Planning offices are in agreement

Sterling Planning Board Minutes, September 11, 2013

Final

with both the turnovers and invoices associated with review fee account number 7744, Carl Corrinne's, Chad Lane. At this time, all outstanding invoices for reviews have been paid and no outstanding invoices are due at this time. The current account balance is \$172.02, once a review fee invoice is received, Corrinne will be noticed for submission of funds.

Another issue with Chad Lane is the lack of private way signage at the entrance to the road. The following letter was read into minutes, and will be emailed and mailed to Carl Corrinne.

September 11, 2013
C.D. Corrinne Builders, INC.
12 Matthew Lane
Sterling, Massachusetts, 01564

RE: Private Street Sign

Dear Mr. Corrinne,

Chad Lane continues to be a private way as it has not been turned over to the Town of Sterling for acceptance. Therefore, according to the Sterling Subdivision Regulations, a sign shall be placed under the street sign stating that it is a "private way". See Subdivision Regulations pertaining to this issue below.

4570. Signs

4571. Street Signs

As soon as a street is paved, street signs conforming to those placed by the Town shall be erected at each end of the through way and intersections. The word "Private" shall be lettered on a separate sign placed under the street sign. This separate sign shall be removed when the street is accepted by the Town, and replaced, at the entrance to a lane, by a sign that says, "Not a Through Way."

The Planning Board is now requiring you to install the sign within two weeks, on or before September 25, 2013, which is our next regularly scheduled Planning Board meeting date.

Site Plan 146 Pratts Junction Road

The initial site plan submission for 146 Pratts Junction Road, drawn by Denis J. McLaughlin III, PE for Don Harding, dba D. Wayne Contracting, Inc. was incomplete and not accepted. Mr. Harding will return to the October meeting for submission of the site plan for review.

Final

ZBA

The Board of Appeals application filed by Pamela J. McCassey, 20 Waushacum Avenue was reviewed by the board. A ZBA hearing was held September, 2013, asking for an exemption to local code allowing a side set back of 2' - 4" instead of the code set-back of 15', for the building of a screened in porch.

CHAIRMAN'S REPORT

A meeting was scheduled with Mark Brodeur, Building Inspector, and Ken Williams by Terri Ackermann for a discussion concerning the location of a curb-cut, for 31 Squareshire Road, on Tuesday September 10, at 12:30 pm. Mark Brodeur was delayed returning to the office building and the meeting was not held.

Building, Conservation and DPW were in agreement with the curb-cut placed on Squareshire Road and Ken Williams wanted it located on Melindy Lane. Building and Planning Boards agreed to disagree and the matter will be heard on Thursday, Sept 12, Board of Selectmen meeting. The applicant did not have an issue as to placement, just wanted it resolved so that they could begin building.

ADMINISTRATIVE ASSISTANT REPORT

It was brought to the attention of the Planning Board that Gary Griffin, dba Sholan Homes, is listing Lots 2-3-4 Redstone Place with access from a "shared driveway". This was brought to Griffin's attention, and he has since reworded the listing to say "road improvements required prior to Building Permits".

An email was received from Terri Ackerman regarding the proposed Leominster Slots project. Discussion will be held at the September 25, Select Board meeting. In advance of the meeting, Selectmen are seeking input from boards on their opinions on potential costs (i.e. emergency services, roadwork, etc.) and benefits (i.e. jobs, grant money, etc.) to the Town of Sterling.

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 payroll and the release of review fee funds for Apple Homecare.

Final

ADDITIONAL NEW BUSINESS

Upcoming items for the next regularly scheduled meeting of September 25, were discussed. Three items on the agenda at this time are: Site Plan, 228 Leominster Road; Senior Center Building Committee; and Whitman & Bingham, in regards to Solar Energy driveway, located at 18 Wiles Road.

ADDITIONAL OLD BUSINESS

No additional old business.

MOTION TO ADJOURN

Motion: John Santoro

Second: Ron Pichierri

Motion made to close meeting, there was no further discussion, five to zero in favor, meeting adjourned at 8:18 pm.

The next regularly scheduled Planning Board Meeting is September 25, 2013, at 7:00 PM.

APPROVED BY:
