

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

October 30, 2013

– Rm. 202 Butterick Bldg.

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

Absent: Charles Hajdu – Vice- Chairman

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

ANR's

Motion: Mike Radzicki

Second: Ron Pichierri

Motion made to endorse ANR Plan, Lot # 2, 2.255 acres, east side of Justice Hill Road. Assessor's Map 14, Lot # 30, as submitted by Whitman & Bingham, Jamie E. Rheault, Surveyor, 510 Mechanic Street, Leominster, Ma. 01453, prepared for Hycrest Farm Realty Trust, 5 Roper Road, Sterling, MA 014564. Job file #23-D-4A, with no revisions. Check # 17060 received in the amount of \$100.00; Form A completed; one mylar and seven paper copies of plan with signature of applicant notarized. All members in favor, motion carried 4-0.

MINUTES APPROVED

Minutes of October 9, 2013 will be held until the meeting of November 13, 2013.

Motion: Ron Pichierri

Second: Mike Radzicki

Motion to approve September 25, 2013 minutes as corrected, there was no further discussion, four to zero in favor, motion carried.

Sterling Post Office Regulations, "Cluster Mail Boxes"

Robert A. Marrama, Postmaster Sterling Post Office, attended the meeting regarding a notice of delivery change. Mr. Marrama requested the help of the Planning Board in notifying any developers or contractors in town when applying for a building permit that it is their responsibly to purchase and install a centralized cluster box unit for mail delivery to new addresses. The new "cluster box" must be approved by the Postal Service.

There are a number of vendors who supply the cluster box units; they must show that they are Post Office Approved.

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There was a question about housing developments in the process of building, sometimes taking a number of years to complete. The Postmaster asked that the cluster box units be placed before the development begins.

Individual new house boxes can be serviced by the Post Office if there are existing houses on the road, already taking delivery from the Post Office.

It was suggested that sometime in the future that the Postmaster return and together with the Planning Board generate a centralized delivery method that could be handed out to developers and contractors.

Site Plan 140 Pratts Junction Road

Paul Grasewicz, Graz Engineering, LLC. presented a preliminary overview of the proposed site plan for 140 Pratts Junction Road. The proposed site plan utilizes the site of a former gravel pit and present construction yard. The on-site septic was tested a number of years ago, the site has town water. All storm water will stay on site, a Storm Water Bylaw permit will be filed with ConCom. No floor drains will be needed, there will be no hazardous waste at the site, and this will also be noted on the plans. Some additional planting will be shown on the plan when presented.

Graz Engineering will return to the November 13, 2013 meeting for a formal submission.

ZBA

Board of Appeals notices were reviewed:

Notice was given that an application has been filed for an administrative appeal to the order of the Zoning Enforcement Officer not to take enforcement action against FISHCO, LLC. with respect to the current use being made on property owned by them and situated on the westerly side of Leominster Road, know as 228 Leominster Road.

Notice was given that an application has been filed for administrative appeals, by Martha Hawley to protest zone violation with respect to the Favreau Forestry, LLC on property owned by The Rocky Acres Farm, LLC and also with respect to Favreau Septic Services, LLC, and situated on the easterly side of Chace Hill Road.

Notice was given that an application has been filed by Kevin Prest for a Special Permit for purposes of a basement in-law apartment on property owned by him and situated on the southerly side of Cole Road.

CHAIRMAN'S REPORT

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Site Plan Conditions for FISHCO, LLC will be reviewed at the November 13, 2013.

Review and approval for Engineering Agreement with Haley & Ward was held until the November 13, 2013 meeting.

Solar Energy, LLC.

The following letter read into record:

October 25, 2013

To: Solar Energy, LLC
1716 Lawrence Drive
De Pere, WI. 54115
RE: 18 Wiles Road
Sterling, Massachusetts

On October 1, 2013, the Planning Board received a phone call from Gregg Aubin, acting as contractor for Solar Energy, LLC. for the removal of existing pavers, and paving of the swale located at 18 Wiles Road.

Originally, the Planning Board requested that 10 feet of the existing pavers be removed from the road edge and paved. After discussion with Chairman Ken Williams it was agreed that only 5 feet of pavers be removed from the road edge, a swale created, and the area from the road edge be paved up to the remaining pavers.

Mr. Albin stated that he felt that the town snow plow will not impact the pavers with 5 feet removed.

ADMINISTRATIVE ASSISTANT REPORT

The Administrative Assistant reported that jury duty continues.

MAIL

Miscellaneous mail was reviewed.

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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 payroll.

MOTION TO ADJOURN

Motion: Ron Pichierri

Second: Mike Radzicki

Motion made to close meeting, there was no further discussion, four to zero in favor, meeting adjourned at 8:20 PM.

The next regularly scheduled Planning Board Meeting is November 13, 2013 at 7:00 PM.

APPROVED BY:
