

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

December 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 7:00 PM.

ANR's.

Motion: John Santoro

Second: Michael Radzicki

Motion made to authorize Ken Williams to endorse ANR Plan, Map 10, Lot # 7 & 7.1, North West area of Sterling and Westerly of Heywood Road between 118 & 122 Heywood Road. Submitted by Ronald Pichierri, 3 Primrose Way, Sterling, MA 01564, and prepared by Cabco Consult, Post Office Box 14, Clinton, Ma. 01510. Job File #201804-51-0, with one revision, check number 7074, received in the amount of \$100.00; and Form A completed. Seven copies of the plan and one mylar will be brought in at a later date for endorsement and approval stamp of December 11, 2013. There was no further discussion, four to zero in favor, with one abstention, motion carried.

Motion: John Santoro

Second: Michael Radzicki

Motion made to authorize Ron Pichierri to endorse ANR Plan, Map 50, Lot # 1 & 17, 140 Pratts Junction Road, ANR plan to merge lots 1 & 17 together as one single lot. Submitted by Paul F. Grasewicz, GRAZ Engineering, LLC., 323 West Lake Road, Fitzwilliam, NH, 03447, prepared for JJCEV Realty Trust, 153 Clinton Road, Sterling, MA, 01564. Job file #10115 with no revisions. Check #2306 received in the amount of \$75.00; Form A completed. Seven copies of the plan and one mylar will be brought with the correction of Assessor's Map in place of Tax Map, at a later date for endorsement and approval stamp of December 11, 2013. There was no further discussion, five to zero favor, motion carried.

MINUTES APPROVED

Motion: Ron Pichierri

Second: Michael Radzicki

Motion made to approve November 27, 2013, minutes with corrections, there was no further discussion, five to zero in favor, motion carried.

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**140 Pratts Junction Road
JJCEV Realty Trust**

An email received December 10, 2013, from Matt Marro, Conservation Commission Agent was read into minutes.

On January 7, 2014, the conservation commission will hear a request for a determination of applicability for the above address for work within the buffer zone. They will also hear the request for a local storm water permit. The Commission office will conduct inspections for compliance with the system for the life of the project and after to ensure that any conditions set forth are met. I will update the planning board after the meeting is complete with any particulars the commission may add.

An email received December 10, 2013, from Matt Marro, ADA Agent was read into minutes.

I have reviewed the plans for Pratt's Junction road. They appear to have a sufficient number of handicap spaces well placed available. I note that some spaces share the van accessible marking area. This is allowable and appears to be within code. I have no issues with this proposal.

Motion: Michael Radzicki

Second: Ron Pichierri

Motion made to continue Site Plan review until January 8, 2014 at 8:00 PM, for Graz Engineering, LLC, JJCEV Realty Trust, 140 Pratts Junction Road, there was no further discussion, five to zero in favor, motion carried.

DISCUSSIONS/REPORTS/FYI

Notice of the Commonwealth proposed acquisition of an Agricultural Preservation Restriction on property in town was received from Town Administrator, Terri Ackerman. The application received indicated that the property, 88 Rugg Road, is owned by Wayne Grinkis, David Grinkis, Gayle Dudra and Jean Elsaessar and consists of approximately 101 acres.

It was suggested that input from the Planning Board should be sought, and after input, the Select Board would be prepared to make a decision.

Further information has since been given by Michelle Padula, who said the project will most likely not move forward until spring / summer of 2014.

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ZBA

Unresolved issues continue to be on the ZBA agenda. FISHCO, regarding the current use on property owned by David and Pat Fisher, 228 Leominster Road, and two outstanding administrative appeals to protest zoning violations concerning Favreau Forestry, LLC and L.R. Favreau Septic Services, LLC.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

Motion: Ron Pichierri

Second: Michael Radzicki

Motion made to approve Lucinda's vacation leave December 23 and December 24, there was no further discussion, five to zero in favor, motion carried.

Motion: Michael Radzicki

Second: Ron Pichierri

Motion made to approve Fiscal Year 15 Annual Budget, there was no further discussion, five to zero in favor, motion carried.

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 one invoice for Haley & Ward for site work at Primrose Lane.

MOTION TO ADJOURN

Motion: Ron Pichierri

Second: Michael Radzicki

Motion made to adjourn the regularly scheduled Planning Board meeting, there was no further discussion, five to zero in favor, meeting closed at 8:36 pm.

The next regularly scheduled Planning Board Meeting is January 8, 2014 at 7:00 PM.

APPROVED BY:
