

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

March 12, 2014

– Rm. 202 Butterick Bldg.

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

Late Arrival: Charles Hajdu – Vice-Chairman (7:50 PM)

Absent: Michael Radzicki – MRPC Rep.

Chairman Williams calls the meeting to order at 7:03 PM.

ANR's.

There are no ANR's

MINUTES APPROVED

Motion: Ron Pichierri

Second: John Santoro

Motion made to approve February 26, 2014 minutes with corrections, there was no further discussion, three to zero in favor, motion carried.

Carl Corrinne / Chad Lane

Discussion with Carl Corrinne began at 7:21 PM.

February 19, 2014, Carl Corrinne, Ron Pichierri, and Scott Miller (Haley & Ward) met to discuss an outstanding review fee for Chad Lane, a subdivision in the building process. The results from that meeting were discussed tonight.

Mr. Corrinne feels additional charges given to him were unfair. After the project had received Planning Board approval, there was an additional review done that resulted from abutters who had concerns about issues that had already been addressed, and should have been paid by the abutter's engineer. The inspections should have included milestones in the project instead of additional reviews. One abutter put his concerns in writing, and Scott Miller reviewed them at \$147.00 an hour, to answer questions such as, "How does this affect my property values?" Scott Miller was asked to answer questions that had already been asked and answered in the approval process. Corrinne said that the abutters should have provided their own engineer to check out the claims and then asked the Planning Board's Engineer (Scott Miller) to review the abutters' engineers findings, this was not done. In addition, Corrinne said that he has pulled out \$5,000.00 in charges that

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he should never have been billed, because they were not related to inspections but to answering questions from the abutters instead of inspections of work being done.

Ron Pichierri said that procedure for site visits was not always followed by the previous Chairman of the Planning Board, (Rob Protano) and was sometimes done without consulting with the board members. Pichierri also said that there were multiple charges that Corrinne received invoices and paid, that were not his to pay. Also, there were inspections that were not directly related to the definitive subdivision, as it was presented to the Planning Board, these charges should not have been paid. The Board should have backed away from the review, and not allowed additional monies to be spent. Pichierri examined the charges and invoices, and together with Miller and Corrinne, felt that there were multiple charges that Corrinne should not be responsible for.

Scott Miller replied that he needs to take direction from the board, and he does site work when the board requests his review. Scott Miller never heard that any of the work was challenged; he said that his company would like to be paid. Miller agreed with Pichierri that he was sent out on some calls that he would normally not complete for site work, that he was directed to complete as a review for the Planning Board.

Ken Williams asked if there were any suggestions as to how to resolve this issue. Ron Pichierri suggested that whoever raised the additional abutters questions might feel some reasonability and the Board could possible approach them for the funds, and understand that these questions were not legitimate charges to be paid by Corrinne, and should have been paid by their own engineer. Pichierri said that was one avenue to explore.

Ken Williams said that if the Planning Board did indeed sent out Scott Miller to review the project on all these occasions, then the time Scott spent out in the field was probably justified by what he was told to look for, and the Board has a certain liability.

Carl Corrinne supplied a highlighted list of expenses he felt were his responsibility and charges that he felt were not his responsibility. This list went beyond the current \$3,518.76 outstanding invoice, back to earlier in the project history.

Ken Williams responded that he does not want additional legal monies being spent on this matter.

After further discussion, Ken Williams suggested that the three parties involved (Planning Board, Scott Miller, and Carl Corrinne) split the \$3,518.76 outstanding invoice between them (\$1,172.92 each).

Scott Miller was in agreement with the three way split. He said it was more money than he had at the moment from the outstanding invoice.

Corrinne was not in agreement and wanted a review of the charges beforehand. Scott Miller took the list of disputed charges and will review them.

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Ken Williams said that it was a little late to go back in time to review all the invoices related to the project that have already been paid. He said that the board should concentrate on the outstanding invoice at hand.

Carl Corrinne said that he understood how the board felt on the previous invoices and that he was not asking the board to reimburse him any money on the previous charges that he has already paid. He is asking the Planning Board to consider the larger picture, and he is asking the Planning Board to cover (pay) this bill (\$3,518.76) from Scott Miller.

Corrinne also said that even with all the charges that he should not have been billed in the past, he will still come out on the “short end of the stick” paying for reviews that he should not have paid .

Ron Pichierri feels that Scott Miller is the only one qualified (not the Planning Board) that can give an opinion on the charges billed. Scott Miller asked what the criteria were.

Ron Pichierri said if you (Scott Miller) were there to complete a standard inspection, to satisfy the requirements that the job was fully done, and then Corrinne owes the fee. If you were there for another reason, which is not included in the inspection card, then identify that amount, and the Board will then have to determine the amount is not Corrinne’s responsibility.

Ken Williams reiterated that the best thing to do would be to split the bill three ways; it will most likely turn out to be that amount anyway.

Ron Pichierri said that the Board should continue with Scott Miller reviewing the invoices and then determine the amount.

The Planning Board will further consider this matter at a future meeting.

Charles Hajdu arrived at 7:50 PM.

Continued Site Plan Review **140 Pratts Junction Road** **JJCEV**

Discussion with 140 Pratts Junction Road began at 7:51 PM.

Mail delivery and numbering of the buildings was discussed. JJCEV said that the buildings were basically for their own use at this time. If in the future they decide to rent out a building, they will consult the Sterling Postmaster for numbering and placement of a cluster box.

Another issue was public safety and the numbering of the buildings. Emergency vehicles would need to have a street number to respond to a call, the Planning Board assigns

street numbers. Each curb cut would be assigned a street number, with sub-set numbering for the individual buildings.

Paul Grasewicz will contact the Planning Board requesting street numbers. Grasewicz will also contact the Conservation Commission and provide the Planning Board a copy of the WPA Form 2 Determination of Applicability and Stormwater Management Permit.

Motion: Ron Pichierri

Second: Charles Hajdu

Motion made to approve the proposed site plan for JJCEV Realty Trust, 140 Pratts Junction Road, Sterling MA., Assessors Map 50, Lots 1 & 17, Plan #10115, Graz Engineering, LLC, 323 West Lake Road, Fitzwilliam, NH 03447, dated October 3, 2013, with revisions thru January 21, 2014. Approval of plan will be subject to standard Order of Conditions, the numbering system for the site, pending receipt of the Determination of Applicability and Stormwater Management Permit. There was no further discussion, four to zero in favor, motion carried.

Senior Center Building Committee
Proposed Site Plan / Muddy Pond & Boutelle Road

Discussion with the Senior Center Building Committee began at 8:20 PM.

The Conservation Commission, met as a board, March 4, 2014, and unanimously approved the proposed Senior Center with no changes; no paper work has been received at this time.

Whitman & Bingham, Mark Piermarini provided the board with updated plans.

Motion: John Santoro

Second: Ken Williams

Motion made to approve proposed site plan for Senior Center Building Committee, Sterling Council on Aging, 1 Park Street, Sterling, MA. 01564, Whitman & Bingham, Registered Engineers and Land Surveyors, 510 Mechanic Street, Leominster, MA 01453, Plan # 4-L-884, dated February 6, 2014, with revisions thru March 5, 2014, with standard Order of Conditions to be reviewed at our next regularly scheduled meeting, and pending recorded Order of Conditions from Conservation Commission. There was no further discussion, three in favor, one opposed, motion carried.

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Continued Site Plan Review
James B. Simpson
Apple Blossom Estates off Redstone Hill Road

Discussion for Apple Blossom Estates began at 8:33 PM.

ZBA meeting did not meet a quorum; Simpson asked for a continuance, therefore the Public Hearing was postponed until April 8, 2014.

Conservation Commission has reviewed and they approved the plan. No written report is ready at this time.

Board of Health will meet on March 13, 2014.

Mark Piermarini read list of items that needed to be revised to the plan.

1. Name of development – which will be “Apple Blossom Estates”. - **done, shown on plan**
2. All the roads will be named “ways” – **done, shown on plan**
3. Hydrants will be placed at end of water lines. - **done, shown on plan**
4. 24 inches of gravel will be used on the road ways. - **done, shown on plan**
5. Binder of two inches and a top coat of 1.5 inches. - **done, shown on plan**
6. Off road area will be provided for children to wait for school bus. - **done, shown on plan**
7. Parking table will be included. - **done, shown on plan**

All interior roads within the project will end in “way”, MacIntosh Way, Honeycrisp Way, and Cortland Way. The name of the project will be “Apple Blossom Estates”.

Motion: Ron Pichierra

Second: Charles Hajdu

Motion made to approve proposed Apple Blossom Estates Site Plan, off Redstone Hill Road, Sterling Real Estate Development, INC., 139 Greenland Road, Sterling, MA, 01564, prepared by Whitman & Bingham, Registered Engineers & Land Surveyors, 510 Mechanic Street, Leominster, MA. 01453. Plan # 4-L-870, dated January 21, 2014 with revisions thru March 7, 2014, with the standard Order of Conditions, there was no further discussion, four to zero in favor, motion carried.

Aimee Jacques, 7 Ashton Lane, came to the board to express her concerns about the development of multi-family housing. She said that the development would change her view and she has concerns about water issues, although she said that she had gone to the Conservation Commission and ConCom had no issues with the project. She also said that she will be looking at the tops of the homes within the development. She was advised to attend a Zoning Board of Appeals meeting for additional answers to her questions.

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DISCUSSIONS/REPORTS/FYI

No report.

ZBA

No report.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

The Administrative Assistant has nothing to report.

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 invoices for payroll; CPTC conference; and one Haley & Ward review fee.

Motion: Ken Williams

Second: Ron Pichierri

Motion made to cancel April 9 and April 30 meetings and replace the meeting dates with one scheduled meeting on April 23, 2014. There was no further discussion, four to zero in favor, motion carried.

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MOTION TO ADJOURN

Motion: Ron Pichierri

Second: Charles Hajdu

Motion made to adjourn the meeting, there was no further discussion, four to zero in favor, meeting closed at 9:28 pm.

The next regularly scheduled Planning Board Meeting is March 26, 2014 at 7:00 PM.

APPROVED BY:
