

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

February 11, 2015

– Rm. 202 Butterick Bldg.

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

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

ANR's.

Motion: Charles Hajdu

Second: Ron Pichierri

Motion made to endorse ANR Plan, Map 112, Lot # 2, Kendall Hill & Adam Taylor Road, Sterling, MA. Plan submitted by Robert & Shirley Smiley, prepared by Jarvis Land Survey, INC., 29 Grafton Circle, Shrewsbury, MA., 01545, Plan # 14-708, dated February 5, 2015. Check #2031 received in the amount of \$100.00; Form A completed, with five copies of the plan. Endorsement of plan is contingent on the addition of abutters noted on the three sides of parcel and a 61A Statement added to the plan. There was no further discussion, five favor in favor, motion carried.

NOTE: Completed plan was brought to the Planning Board on February 12, with the missing information, three abutters' names with book and page notations and the 61A Statement. Ken Williams endorsed the plan.

NOTE: added February 25, 2015, application withdrawn and replaced with one modification and check received and endorsed.

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MINUTES APPROVED

Motion: Ron Pichierri

Second: John Santoro

Motion made to approve January 14, 2015 minutes with no corrections, there was no further discussion, five to zero in favor, motion carried.

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DISCUSSIONS/REPORTS/FYI

At 7:35 PM, Paul Grasewicz, of Graz Engineering, presented a site plan for 116 Pratts Junction Road, owner of property Sean Kilcoyne. The proposed two unit metal building located at the back of the lot will be 64 x 54, with a paved entrance, using hard pack with berms for parking and a storm water management plan. Stone trenches will be used for water recharge from the roof of the building. The septic field will be located behind the building, with underground electric and the use of town water. The foundation will be slab foundation with no floor drains. The number of the building will be posted on the building.

Haley and Ward completed a review of the site plan submitted for 116 Pratts Junction Road. The calculations were prepared by Graz Engineering and were dated January 19, 2015. The following comments were submitted, with Graz Engineering responses in bold print.

1) The fire protection capacity of the water distribution system should be evaluated prior to construction approval. This evaluation should include the following components.

i) Fire flow demand based upon proposed construction and NFPA standards. It should be noted if the structure will include fire sprinklers and the applicable code.

No fire sprinklers will be used.

ii) Fire flow capacity to the site through the connection to the distribution system. Capacity should be based upon hydrant flow tests conducted by the applicant.

Fire flow tests have not been done yet – but could be completed in the spring.

2) Building elevations should be provided. The elevations should show proposed entrances and loading docks and bays if applicable.

Building elevation and doors will be added to the site plan.

3) The water service diameter should be clarified. The access drive cross section shows 2" and the plan references 1".

This will be fixed.

4) The north and south swales adjacent to the access drive should not be used for infiltration within a Zone II protection area without pretreatment. These flows will otherwise pass through the proposed Downstream Defender. Sufficient capacity appears to be available in the larger infiltration basin to accept this storage. This should be confirmed.

5) The infiltration trench on either side of the proposed building has approximately 400 cubic feet of storage capacity prior to infiltration. The overflow from storms producing more than this volume should be included in the flow entering the infiltration basins.

6) Details of the proposed building and parking landscaping should be provided. Parking area landscaping shall be shown to conform to section 3.2.6 of the Protective Bylaw.

Landscaping will be provided.

7) The lot is located wholly within the Water Resource District defined by a mapped Zone II.

Notes will be added to the plan.

The applicant should confirm that:

- No petroleum products will be stored on site except as provided by 4.6.4 (b)
No petroleum products will be used.
- No use which involves the manufacture , generation, processing, packaging, repackaging, use, storage, treatment disposal or transportation of toxic or hazardous materials or waste except as provided by 4.6.4.(d)
None of these activities are proposed and will be noted.
- No automotive service or repair shops.
There is no proposed automotive service or repair shops.

The following was noted on the plan:

- No site lights are proposed other then downcast wall mount area lights at the proposed entrances.
- An approved address location sign shall be installed at the driveway entrance near the road. The address numbers shall also be located on the building (near the entrances) per Sterling police and fire departments.

Paul Grasewicz will return on March 11, 2015 at 7:30 PM for the continuation of his site plan review.

McCarty Engineering Discussion of Legal Review

Patrick McCarty will draft a Memorandum of Understanding that states the special conditions of this case, why it is entitled to an ANR approval for specific reasons and as a goodwill gesture to the Sterling Planning Board, they will agree to pave the section from Swett Hill Road to the turn, 18 feet wide, with a 1 1/2 inch overlay where the road is already paved according to the town road standards and will investigate the drainage culverts.

Motion: Ron Pichierri

Second: John Santoro

Motion made to approve going forward with Memorandum of Understanding agreement between the Planning Board and Patrick McCarty. McCarty will return to our next meeting (February 25), regarding the development of the property along North Cove Road, which encompasses Mr. Thomas house, motion made to approve that action.

Final

Ken Williams was not at the previous meetings and therefore abstained from voting on this motion. There was no further discussion, two abstentions, three in favor, motion carried.

McCarty asked if it was a reasonable understanding that after he drafts the Memorandum of Understanding and it is signed by McCarty, Mr. Thomas and the Planning Board that the assumption will be that the ANR will be endorsed. Ron Pichierri said that it was his assumption.

Heywood & Tuttle Road

Motion: Ron Pichierri

Second: John Santoro

Motion made that the Town should not purchase the property at Heywood and Tuttle Road, and take no action on the 61A Release document, there was no further discussion, one abstention, four in favor, motion carried.

Motion: Ken Williams

Second: Ron Pichierri

Motion made to nominate Michael Pineo to serve as the Sign Bylaw representative for the Planning Board, there was no further discussion, five to zero in favor, motion carried.

ZBA

There were no documents from Zoning Board of Appeals.

CHAIRMAN'S REPORT

There is no chairman's report.

ADMINISTRATIVE ASSISTANT REPORT

Members were reminded that March 21, 2015 at Holy Cross College, Worcester the Citizen Planning Training Collaborative will be held.

Motion: Ron Pichierri

Second: Mike Pineo

Motion made to approve the Fiscal Year 2015 Annual Report as presented, there was no further discussion, five to zero in favor, motion carried.

Fifteen resumes have been received so far; Lucinda will scan viable resumes and send them by email for review by the members.

MAIL

Miscellaneous mail was reviewed.

NOTICES FROM OTHER TOWNS

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Notices from other Towns were made available for review and were passed on to the Zoning Board of Appeals.

INVOICES

The board members signed one invoice for the job posting printed in the Landmark, one invoice Kopleman & Paige for McCarty legal review two payrolls for Lucinda.

MOTION TO ADJOURN

Motion: Mike Pineo

Second: Ron Pichierri

Motion to close meeting, there was no further discussion, meeting five to zero in favor, meeting adjourned at 9:29 PM.

The next regularly scheduled Planning Board Meeting is February 25, 2015 at 7:00 PM.

APPROVED BY:
