

Final

**STERLING PLANNING BOARD
MEETING MINUTES**

March 25, 2015

– Rm. 202 Butterick Bldg.

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

Absent: Charles Hajdu – Member

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

ANR's.

Curt Bujosa, 47 Sandy Ridge Road, and David Dodd, 49 Sandy Ridge Road, brought an ARN plan showing a land swap. The ANR plan was incomplete, abutters were missing, the applicants will return to a future meeting for review and endorsement.

Karen Andrade, 35 Clinton Road, brought an incomplete ANR plan for endorsement. Ms. Andrade will return at a future meeting for review and endorsement.

MINUTES APPROVED

Motion: Ron Pichierri

Second: Michael Pineo

Motion made to approved March 11, 2015 minutes as submitted, there was no further discussion, four to zero in favor, motion carried.

**Sterling Manufacturing
Corner Redstone Hill Road and Route 62**

@ 7:30 PM

Haskell Werlin, Solar Design Associates, is working with Sterling Manufacturing, 640 Sterling Street, Lancaster, MA. to design and build a 985 KW solar array to provide power to the manufacturing operation located in Lancaster. The land abuts Sterling property and the array would be located in the Town of Sterling, with power going to the manufacturing operation in Lancaster.

The president of the Sterling Manufacturing lives in Sterling, along with forty-two employees who also live in town. The plant has been located in Sterling since 1958. There are some issues with this project: crossing between parcels lines, town lines, utility territories, with National Grid electric and a Municipal Light Company.

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There will need to be a change of use for the property ---the land is now in 61A Chapter land.

Haskell Werlin will return to the April 8, 2015 meeting @ 8:00 PM for site plan review.

Motion: Ron Pichierri

Second: Michael Pineo

Motion made to offer Betty Kazan, 174 Ellis Road, Westminster, the position of Administrative Assistant for the Planning Board. Rate of pay will be \$17.36 per hour with a maximum of 18 hours per work week. There was no further discussion, four to zero in favor, motion carried.

61A Release / 60 Kendall Hill Road

Motion: Ron Pichierri

Second: Michael Pineo

Motion made to NOT endorse the 61A Release / 60 Kendall Hill Road, due to lack of information. A document was received from Meloche & Meloche, Attorneys at Law, Spencer, MA in regards to Lot #1, 60 Kendall Hill Road, Sterling, the following was read from the received document.

Under the provisions of Massachusetts General Laws Chapter 61A Section 14 the intent by Robert Smiley to sell a parcel of land located on 60 Kendall Hill Road, Sterling, MA. The parcel consists of 117,614 square feet and is a portion of the property as shown on a deed from Robert Smiley and Susan Smiley recorded with the Worcester District of Deeds in Book 21623, Page 164, and a deed from Robert Ian Smiley recorded with the Worcester Registry of Deeds, in Book 53217, Page 221.

Pursuant to the statute, the Town has the right of first refusal for 120 days from the presentation of this correspondence to purchase the property from the seller at the same price as that presently offered by the proposed buyers. Lot 1 has a prospective purchaser for \$355,000.00, with a proposed closing scheduled within days of obtaining this release.

The Board was confused with the area that would be considered 61A property; it appears that the house and the house lot are not in 61A. No action taken. There was no further discussion, the motion was **withdrawn**.

ZBA

The variances granted for 18 Woodside Drive and 362 Redemption Rock were reviewed, no further action was required.

CHAIRMAN'S REPORT

There is no chairman's report.

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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 an invoice for Kopleman & Paige (legal review McCarty), refund of remaining legal fees for McCarty and one payroll for Lucinda.

MOTION TO ADJOURN

Motion: Mike Pineo

Second: John Santoro

Motion made to close meeting, there was no further discussion, four to zero in favor, meeting adjourned at 9:21 PM.

The next regularly scheduled Planning Board Meeting is April 8, 2015 at 7:00 PM.

APPROVED BY:
