

**Final**  
**STERLING PLANNING BOARD MINUTES - July 29, 2015**

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**Present:** Kenneth Williams– Chairman, Clerk  
John Santoro – Vice - Chairman  
Michael Pineo - MRPC Rep. & M.R.J.T.C. Alternate Rep.  
Russ Philpot – ANR Agent

Betty Kazan – Administrative Assistant

**Absent:** Charles Hajdu – Member

Chairman Williams called the meeting to order at 7:02 PM in Room 202 of the Butterick Building.

**ANR's.**

**Rowley Hill Road**

Douglas W. Andrysick of Andrysick Land Surveying, on behalf of Philip Sontag of 179 Rowley Hill Road and Steven Sontag of 177 Rowley Hill Road, submitted an ANR requesting 35,023 square feet (Map 42, Lot 19) located at 179 Rowley Hill Road owned by Philip Sontag be conveyed to (Map 42, Lot 20) 177 Rowley Hill Road owned by Steven Sontag.

Mr. Santoro moved that the Board authorize Mr. Philpot to endorse ANR Plan, Map 42, Lots 19 & 20, Rowley Hill Road, Sterling, MA, conveying 35,023 square feet of land from Map 42, Lot 19 to Map 43, Lot 20. Plans prepared by Andrysick Land Surveying, 206 Worcester Road, PO Box 97, Princeton, MA 01541, Project #19015, dated July 4, 2015. Check #3662 received in the amount of \$125.00; Form A completed, with five copies of the plan. There was no further discussion. Motion seconded by Mr. Pineo. Mr. Philpot stated in the interest of full disclosure, approximately fifteen years ago he had a business relationship with Andrysick Land Surveying several years ago. Mr. Philpot has not had a business relationship since then. The motion passed unanimously.

**South Nelson Road**

George Maldonis, 30 Lawrence Street, Leominster, MA on behalf of Stella Grenier of 58 South Nelson Road, submitted an ANR requesting that property located at 58 Nelson Road be split into two lots; Lot #1, 2.07 acres and Lot #2, 3.19 acres.

Mr. Philpot moved that the Board authorize the ANR Agent to endorse ANR Plan, Map 61, Lot #1 2.07 acres and Lot #2, 3.19 acres, submitted by George Maldonis, Grenier Living Trust, George J. Maldonis & George J. Maldonis Jr., Trustees, 58 South Nelson Road, Sterling, MA. Plans prepared by Whitman & Bingham Assoc., LLC, 510 Mechanic Street, Leominster, MA 01453, Plan #6-G-54, dated July 16, 2015. \$100.00 cash received; Form A completed, with five copies of the plan. There was no further discussion. Mr. Pineo seconded the motion. The motion passed unanimously.

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Mr. Pineo moved that the Board approve the minutes for July 8, 2015 as corrected. Mr. Santoro seconded the motion. The motion passed unanimously.

A letter was received from Charles & Patricia Pillsbury requesting the release of Chapter 61A on Lot 1 Tuttle Road (Worcester Registry of Deeds – Plan Book 913, Plan 121).

Mr. Philpot moved that the Planning Board recommend to the Board of Selectmen not purchasing the property. Mr. Santoro seconded the motion. The motion passed unanimously.

They have created two building lots known as Lot 1 and Lot 2 on Map 43 Parcel 17. (ANR has been recorded at the Worcester Registry of Deeds – Plan Book 913, Plan 121.)

There was no ZBA correspondence.

After a review of the ZBA application for the Senior Center, the members did not have any concerns or issues regarding the application.

Miscellaneous mail was reviewed.

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

Board members signed the following vouchers:

## Payroll

W. B. Mason

The Board agreed to have the proposed Zoning Changes for the upcoming fall 2015 Special Town Meeting added to the agenda for August 12, 2015.

Mr. Philpot requested that discussion of the ANR process be put on the upcoming agenda for August 12, 2015.

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**8:37 P.M. MOTION TO ADJOURN**

Mr. Santoro moved that the Board adjourn. Mr. Pineo seconded the motion. The motion passed unanimously.

**The next regularly scheduled Planning Board Meeting is August 12, 2015 at 7:00 PM.**

**APPROVED BY:**

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