

STERLING PLANNING BOARD MINUTES – July 27, 2016

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**Present:** John Santoro ~ Chairman  
Michael Pineo ~ Clerk  
Russ Philpot ~ ANR Agent  
David Shapiro ~ Member  
Betty Kazan ~ Administrative Assistant

**Absent:** Charles Hajdu ~ Vice Chairman

Mr. Santoro called the meeting to order at 7:00 PM in Room 202 of the Butterick Building.

### **ANR**

#### **Kendall Hill Road**

Sally Beckwith owner of 0 Kendall Hill Road (Map 112, Lot 12) and Shawn & Joann Adams owner of 60 Kendall Hill Road (Map 112, Lot 2), Sterling, MA 01564 submitted an ANR requesting a land swap. Beckwith wishes to convey Parcel B (.017 acres) and D (.291 acres) (Map 112, Lot 12) to Adams (Map 112, Lot 2). Adams wishes to convey Parcel A (.184 acres) and C (.074 acres) (Map 112, Lot 2) to Beckwith (Map 112, Lot 12).

Mr. Philpot moved that the Board endorse ANR Plan Map 112 Lot 12, Owner Sally Beckwith, Deed Book 54134, Page 205, Kendall Hill Road, Sterling, MA 01564, conveying .461 acres (Parcel B & D) to Map 112, Lot 2 and Map 112, Lot 2, owners Shawn M. & Joann M. Adams, Deed Book 53654, Page 316, 60 Kendall Hill Road, Sterling, MA 01564, conveying .258 acres (Parcel A & C) to Map 112, Lot 12. Plans prepared by Jarvis Land Surveying, 29 Grafton Circle, Shrewsbury, MA 01545, Plan #16-037, dated May 4, 2016. Check #907 received in the amount of \$250; Form A completed, with five copies of the plan. There was no further discussion. Motion seconded by Mr. Pineo. The motion passed unanimously.

#### **Discussion regarding Neady Cats**

Mr. Norm Sarkisian explained to the Board that Neady Cats, Inc. a small no kill nonprofit shelter was in the process of purchasing property located at 215 Worcester Road to house their cat shelter presently located on Route 140 at the NEADS facility.

After a brief discussion, the Board determined that because there would be a proposed change in use involving more than 500 square feet of area effected (Protective By-Laws Section 6.4.1) that they would be required to submit a site plan review application.

Mr. Sarkisian agreed to come back at an upcoming meeting to submit their application.

#### **Granite Inlets for New Subdivisions**

The Board was in receipt of a memo regarding Granite inlets in new Subdivisions, dated July 27, 2016 from DPW Superintendent Bill Tuttle. The following is this memo:

“Mr. Tuttle referred back to a memo from 2009 where he had approached the Planning Board regarding granite transitions and inlet in new subdivisions. He wanted to open discussions with the idea we could revert back to a simpler, tried and true, catch basin to curb system. He was not

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met with very much enthusiasm and the Chairman at the time quickly dismissed his desire to simplify maintenance on these new roads.

A Cape Cod or modified (slightly taller) Cape Cod curb style had been installed on many subdivisions back thru the 1970's. They are still there today. The maintenance, when required, is much easier as there are fewer parts to deal with. Many of these granite inlets sit on top of the back flange of the catch basin frame making repairs difficult as all pieces must be removed prior to repair (including portions of curb).

Also, the wear and tear on our equipment and plows is much less with the Cape Cod style as opposed with the granite as is outlined in the September 30, 2009 memo (see below).

I ask that the Planning Board consider rescinding the requirement of granite inlets from this point forward and also recommend that the contractors use some version of Cape Cod style curbing

9/30/2009

Mr. Tuttle's memo continued:

Bituminous Concrete Curbs and Granite Inlets

For discussion purposes I put a few things together regarding these two high maintenance areas with regards to new and proposed subdivisions in our town. It seems that some time ago, the catch basin to curb planning was scrapped and granite inlets were adopted as the preferred choice of the Town of Sterling. The main argument for this change, I believe, was to allow water into the drain system during times of heavy debris including leaves and snow. This may be partially true, but I believe in the long run the extra maintenance and the wear and tear on our town equipment involved with this inlet/catch basin combination will out-weigh any benefit. We had a very tried and proven system as is evident by many 25 and 30 year old roads in our town. My points for discussion are outlined below.

Granite inlets

1. Granite inlets have caused heavy damage to our plow equipment. With the addition of the flat-faced granite inlet, it is evident that the angle of any curb, regardless of any transitions, will not meet the flat inlet.
2. Granite inlets allow more debris into the catch basin structure which therefore requires more frequent cleaning. A normal basin cleaning pass for the town is 3 years.
3. Granite inlets add more pieces to the structure and that combined with heavy frost and hits by plows allow for additional movement. Some of these inlets are made up of 3 pieces. They will be more costly to maintain in the future.

Curbing

1. Since the granite inlets were adopted, the town has seen many different mix-matches to accomplish the goal of catch basin and curb whereas, prior to granite inlets, it was pretty straight forward.
2. Sterling needs consistency...one specification...Cape Cod is preferred."

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Subdivision Rules & Regulations

Mr. James B. Simpson asked to speak with the Board regarding the Subdivision Rules & Regulations Section 4340 referring to granite catch basins.

Mr. Philpot stated that in the interest of full disclosure he does have a professional relationship with Mr. Simpson and his companies. While he is not going to violate any ethics issues here, he would like to keep any particular comments about this design to a general design process rather than any specific road or subdivision that might relate directly to anything Mr. Simpson has now or may have in process or plan on doing. If he wants to make any requests thereafter, he would recues himself from that process.

Mr. Simpson explained he had recently spoken with DPW Superintendent Bill Tuttle regarding an upcoming project and Mr. Tuttle indicated to him that he really did not want the granite catch basins. Mr. Simpson then offered to speak with the Planning Board regarding Mr. Tuttle's present recommendation to change to some version of a Cape Cod curb style curbing. He felt it would be nice to know ahead of time whether the Board was going to go with Mr. Tuttle's request to change the catch basin requirements.

Mr. Simpson then quoted the Subdivision Rules & Regulations Section 4340 Catch Basins as follows:

“Catch basins shall be provided with grates installed and approved as to design by the Board. Manholes shall be provided at changes in direction, whenever there is a change in size of pipe, and so as to eliminate the draining of one basin into another basin. Catch basins and manholes shall be constructed with standard concrete. Catch basins shall be fitted with a grease trap of a design to be approved by the Board and with a minimum two-foot sump available below the trap inlet. Catch basins will be provided with granite curb inlets with a six (6) inch reviel and with three (3) inch vertical openings along the entire length of the grates. The curb inlets will be blended to the bituminous berms with beveled granite transition pieces. Where the curb inlets are located on a curve they will be curved to match the curvature of the paved surface.”

Mr. Simpson also found in the Subdivision Rules & Regulations Section 2240 Modification, Amendment, or Rescission as follows:

“The Board, on its own motion or on the petition of any interested person, shall have the power to modify, amend, or rescind its approval of a plan of a subdivision, or to require a change in a plan as a condition of its retaining the status of an approved plan, after due notice and opportunity to the owner to be heard in accordance with G.L.c. 41, s. 81W, as amended.”

Mr. Simpson asked if the remaining Planning Board members would be in agreement to allow a version of the Cape Cod curb style for the remaining of the Homestead Lane project.

Mr. Philpot recused himself from the meeting.

The Board agreed to have Mr. Simpsons request scheduled as an agenda item for their next meeting scheduled for August 10, 2016 at 7:15 p.m.

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Mr. Philpot arrived back at the meeting.

Warrants & Payroll

Board members signed vouchers for payroll, WB Mason and Wolter Kluwer.

Minutes

Mr. Pineo moved that the Board approve the minutes for June 8, 2016. Mr. Shapiro seconded the motion. The motion passed unanimously.

Administrative Assistant's Report/Notices

Close out Review Fee Accounts

Mr. Santoro signed a memo to the Treasurer/Collector and Town Accountant requesting certain inactive review fee accounts be closed out.

Street Number Request

A request from residents at 14 Wilder Road was received. They have an accessory apartment and were requesting to use 10 Wilder for the apartment.

Based on the Town of Sterling Protective By-laws 2.3.5 they are within a single family residence and can only be assigned one number. Mr. Philpot agreed to draft a memo to respond to this request.

ANR Procedures

The Board reviewed Mr. Philpot's suggestions regarding the ANR application. Further review will continue at the next meeting.

9:50 P.M. MOTION TO ADJOURN

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

APPROVED BY:
