



TOWN OF STERLING PLANNING BOARD AGENDA

Butterick Municipal Building, Room 202
1 Park Street, Sterling, MA 01564

Wednesday, February 26, 2020 – 7:00 PM

MEETING:

Present were members John Santoro, David Shapiro and Patty Page.

AGENDA:

Agenda

- Reorganization
- Request for Bond Reduction for Redstone Heights Subdivision (Chad Lane) Carl Corrinne
- Site Plan Review – Eban Realty, 9 Chocksett Road, Parcel ID 66-25
- Minutes - February 12, 2020
- Discuss inquiry about purchasing land at 7 Sunset Drive, Parcel ID 157-51
- Site Plan expiration (February 28, 2020) of Sterling National Country Club
- Discuss regarding 114 Pratts Junction Road Approved Site Plan potential violation – Town of Sterling Protective Bylaw 6.4.10

Reorganization

The Board voted the following: John Santoro, Chair; David Shapiro, Vice Chair; Patty Page, Clerk, ANR Agent, MRPC Representative.

**Redstone Heights
Subdivision (Chad
Lane) – Bond
Reduction Request**

Due to lack of quorum, the bond reduction request was tabled to the March 11, 2020 meeting. Mr. Corrinne wanted to make note that this is his third time appearing before the board for this request. He explained where his bond number came from and disagrees with the bond reduction quote that Haley & Ward came up with. A board member will be in touch with Haley & Ward to further discuss where their quote came from.

**Site Plan Review – 9
Chocksett Road,
Parcel ID 66-25**

A motion was made to continue the site plan review to the March 11, 2020 meeting per the request of the applicant. All in favor, 3-0.

Minutes

Ms. Page made a motion to table the minutes until March 11, 2020 to provide adequate time to review the minutes for accuracy and content. All in favor, 3-0.

**Request for Public
Hearing – Proposed
Town Center Zoning
Changes**

On February 19, 2020, the Board of Selectmen voted affirmatively to request that the Planning Board hold a public hearing regarding Town Center zoning changes. Motion to table the discussion until March 25, 2020. All in favor, 3-0.

Resignations

Mr. Shapiro received and accepted resignation letters from Betty Kazan, Craig Miller and Russ Philpot effective February 25, 2020.

**7 Sunset Drive –
Parcel ID 157-51**

A resident of the Town is interested in purchasing 7 Sunset Drive. Currently, 7 Sunset Drive is a vacant lot that contains a detention basin for the subdivision. After some discussion, the Board would like to defer to Matt Marro of Conservation for his expertise. All in favor, 3-0.

**Sterling National
Country Club –
request for extension**

Sterling National Country Club wrote a letter to the board requesting an extension on their site plan until June 30, 2020. All in favor, 3-0.

Administrative
Assistant – Job
Description
Discussion

There was a lengthy discussion regarding the Administrative Assistant position. Ms. Page spoke in favor of the new job description. Mr. Santoro wanted time to review the recording of the February 25, 2020 meeting, which first discussed the job description. Mr. Shapiro took issue with the wording of the description and the reporting structure. Members are to report back to the Town Administrator with changes or recommendations.

114 Pratts Junction
Road – As-Built Plans

The Board wanted to discuss a potential violation of section 6.4.10 of the Protective Bylaws by not submitting final as-built plans within 30 days of Occupancy. It was noted that the applicant does not have Occupancy at this time, only a Temporary Occupancy.

Adjourn

Motion to adjourn. All in favor, 3-0.