



## TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205  
1 Park Street, Sterling, MA 01564  
October 27, 2022 - 6:30 PM

### MEETING:

Present: Carl Corrinne, Patty Page, Val Pruneau, Kirsten Newman and John Santoro.

### Agenda

Carl Corrinne called the meeting of the Planning Board to order at 6:32 pm.

- 1) Review & Acceptance of As-Built Plan – 333 Redemption Rock Trails (NEADS)
- 2) Vote to accept the as-built plan and place Primrose Lane on Town Meeting Warrant for Acceptance - Ronald Pichierri/ Primrose Lane Subdivision, Parcel ID 10-7.2
- 3) Vote to extend Primrose Subdivision and surety bond
- 4) Site Plan Review – Eban Realty, 9 Chocksett Road, Parcel ID 66-25
- 5) ANR Plan - 9 Chocksett Road (public), Parcels 66-25 & 66-24 NG II Realty, LLC, (Land Swap)
- 6) ANR Plan - 53 Holden Road (public), Parcel 119-41
- 7) Chapter 61A Release – 53 Holden Road, Parcel 119-41 – Robin M. Harper, Harper Family Revocable Trust.
- 8) Choose November meeting date
- 9) Minutes – September 22, 2022

NEADS – As-Built  
Plans 333  
Redemption Rock  
Trail

NEADS located at 333 Redemption Rock Trail re-submitted final as-built plans. The original review revealed that the plans were missing topography and also missing the seven dry wells which are an important feature of the stormwater management system. The applicant has since rectified the missing information.

After some discussion, Kirsten Newman made a motion to accept final as-built plan by Thompson-Liston Associates for 333 Redemption Rock Trail. Val Pruneau seconded. All in favor, 5-0.

The Board is in receipt of a request from Mr. Ronald Pichierri requesting that the Release of Restrictions of Covenant (filed 8/2/2022, book 65747, page 144 at the Worcester Registry of Deeds) be extended to October 31, 2022.

Primrose Lane –  
Acceptance of Final  
As-Built. Pichierri.  
Parcel ID 10-7.2

Mr. Ron Pichierri presented his final as-built to the Board. Also discussed were some concerns regarding the easement deed that crossed a private driveway. Mr. Pichierri has presented some draft language to ease those concerns and will be reviewed by Town Counsel when the final deed is submitted to the Board for review. Chairman Corrinne also addressed the Board and stated that a site walk was completed by himself, Graves Engineering, Mr. Ryan Mouradian (DPW Superintendent) and Mr. Pichierri. The site walk addressed a few minor items that remained to be completed and have since been completed. There were some concerns about deterioration of the roadway while awaiting Town meeting acceptance. Chairman Corrinne reminded the Board that the Subdivision remains the property of Mr. Pichierri until the Town accepts the roadway and therefore his responsibility until that time. Val Pruneau made a motion to accept the final as-built subject to an acceptable deed of the road and easement to the Town of Sterling. Kirsten Newman seconded. Vote was 4-1 with John Santoro dissenting.

Extend Primrose  
Subdivision

Primrose Lane subdivision expires on 10/30/2022. Therefore, Mr. Pichierri submitted a written request for an extension of time. After some discussion, Patty Page made a motion to grant Mr. Pichierri's request for an extension of time for the completion of the Primrose Land Subdivision from October 30, 2022 to expire one week after Sterling's 2023 Annual Town Meeting. Kirsten Newman seconded. Vote was 4-1 with John Santoro dissenting.

9 Chocksett Road,  
Parcel 66-25 Site  
Plan Review

The Board did not receive the review from the peer review engineer in time for the meeting. Patty Page made a motion to continue the public meeting for 9 Chocksett Road until the next PB meeting which is scheduled for November 17, 2022 at 6:30 pm. Val Pruneau seconded. All in favor, 5-0.

ANR Plan – 9  
Chocksett Road  
(parcels 66-25 &  
24)

The Board reviewed the ANR plan for 9 Chocksett Road and Patty Page made a motion to endorse the ANR plan as presented. Val Pruneau seconded. All in favor, 5-0.

ANR Plan – 53  
Holden Road  
(parcel 119-41)

The Board reviewed the ANR Plan for 53 Holden Road and Patty Page made a motion to endorse the ANR plan as presented. John Santoro seconded. All in favor, 5-0.

Chapter 61A  
Release – 53  
Holden Road

The Board reviewed a request for a Chapter 61A release for 53 Holden Road. Patty Page made a motion to recommend that the Select Board not purchase. Kirsten Newman seconded. All in favor, 5-0.

Minutes

Val Pruneau made a motion to approve the minutes as amended (typo). Kirsten Newman seconded. All in favor with John Santoro abstaining as he was absent at the 9/22/22 meeting. Vote 4-0-1.

Adjourn

Kirsten Newman made a motion to adjourn. Patty Page seconded. All in favor, 5-0.

*Minutes were approved at the 11/17/2022 meeting. P. Page*