



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564

April 27, 2023 – 6:30 PM

MEETING:

Present: Carl Corrinne, Patty Page, John Santoro, Kirsten Newman, Val Pruneau, and Town Planner – Stephen Wallace.

Other Attendees: John Durkin, Richard Harrington, Amanda Medfield, Julie Bergeron, one other.

Agenda

Public hearing for
3,200 sq. ft.
maintenance
building for earth
removal operation
at #3 Chocksett Rd.

The Chair began by reading the public hearing notice and the Board voted unanimously to open the public hearing. Town Planner began by informing the public that the purpose of tonight's hearing was to review a site plan for a 3,200 sq. ft. maintenance building for the earth removal operation at #3 Chocksett Road and that the Select Board will conduct a comprehensive review the applicant's expansion plans when they file for a new Earth Removal permit next month. The applicant and their engineer presented their plans to the Board. The Chair asked why the plans don't show the location of the proposed wash station. The applicant said they would add that to the plan. Town Planner suggested that the applicant talk with the Building Commissioner to identify everything that needs to be on the site plan so that they only have to go through the Site Plan approval process once. The applicant said they will talk to the Commissioner and revise their plan accordingly. Member John Santoro asked about the need for a floor drain and if the building would have any windows. The applicant answered that they will consider those items when they apply for a Building Permit. The Chair noted that the Graves Engineering review memo identified a number of items missing from the submitted site plan. The Chair recommended that they take the time to address these items and any other items that come out of their discussion with the Building Commissioner, then come back to the Board's May meeting to seek approval. The Board decided to make Thursday May 25th their next meeting date in order to give the applicant time to revise their plan, and give Graves Engineering enough time to review the revised plan. The Board voted unanimously to close the public hearing and continue it to May 25, 2023.

Town Planner
proposal for
overhauling the
Zoning Bylaw

The Town Planner presented his plans for overhauling the Town's Zoning Bylaw. By now, the Planner has been on the job for six months and has worked with the Bylaw enough to diagnose its flaws and prepare an approach for fixing them. This approach will include:

- Conduct several public forums and use a dot-preference exercise to determine the appropriate uses for the Performance Zone (Commercial? Industrial? A combination of both?).
- Rewrite the Performance Zone bylaw based on the results of the public forums.
- Expand and modernize the commercial and industrial options in the Zoning Bylaw's Table of Uses based on the results of the public forums.
- Move the Special Permit granting authority for commercial & industrial uses from the Zoning Board to the Planning Board.
- Delete residential development as a permitted use in the Commercial district.
- Do away with the 15-page set of regulations for the Performance Zone and prepare a set of Site Plan Regulations for the Planning Board that will apply to all non-residential development projects.

Minutes

The Planner told the Board he intends to apply to the MA One Stop for Growth grant program for \$45,000 to hire a professional zoning consultant to help with the above. The grants will be awarded in the fall. Depending on when the grant awards are announced, the public forums could take place this fall or early next spring at the latest. The Planning Board indicated its support for this approach.

Adjourn

Next on the agenda was approving the meeting minutes from the Board's last meeting on March 23, 2023. The Board voted (4 – 0) to approve the March 23, 2023 meeting minutes. Patty Page abstained because she did not attend that meeting.

Documents
Discussed at this
meeting

Kirsten Newman made a motion to adjourn. Patty Page seconded. All in favor, 5-0. Meeting adjourned at 7:15 PM.

- Onyx Site Plan:
 - Site Plan application prepared by Harrington Associates, LLC, dated April 4, 2023.
 - Site Plan at one inch = 40 feet scale, prepared by Harrington Associates, LLC, dated April 3, 2023. Building Permit Plan at one inch = 80 feet, prepared by Harrington Associates, LLC, dated February 13, 2023.
 - Ortho Photo of Building Permit Plan at one inch = 80 feet, prepared by Harrington Associates, LLC, dated February 13, 2023. Building Elevation Plans, prepared by Harrington Associates, LLC, dated February 14, 2023.
 - Inter-departmental review memo, dated April 21, 2023.
 - Graves Engineering review memo, dated April 19, 2023.
- Town Planner proposal for overhauling the Zoning Bylaw.
- Draft meeting minutes for March 23, 2023.