



TOWN OF STERLING PLANNING BOARD MINUTES

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

June 22, 2023 – 6:30 PM

MEETING:

Present: Carl Corrinne, Patty Page, Mike Temple, Val Pruneau, and Town Planner – Stephen Wallace. Absent: John Santoro.

Agenda

Other Attendees: Stephen Kilcoyne, Richard Maki, Kevin Conover, Matt Waterman, and Paul Sushchik.

ANR plan for Anthony Richard & Diane Melone, two new lots at corner of Maple Street & Chamberlain Road

Kevin Conover presented the ANR plan on behalf of the applicants. The plan depicts two new house lots at the corner of Maple Street and Chamberlain Road. Both lots will have the frontage and lot size required by zoning, and the buildable portion of the lots can be reached from said frontage. The Board voted unanimously (4 – 0) to endorse the plan.

ANR) plan for Kilcoyne Realty Trust LTD, one new house lot at 124 Redemption Rock Trail

Attorney Paul Sushchik presented the plan on behalf of the applicant. The plan depicts one new house lot at 124 Redemption Rock Trail. The new lot will have the frontage and lot size required by zoning, and the buildable portion of the lot can be reached from said frontage. The Board voted unanimously (4 – 0) to endorse the plan.

Continued public hearing to review a site plan for accessory building at #17 Stone Crest Way

The Board reopened the public hearing for this Site Plan. Town Planner informed the Board that the applicant has yet to submit a new site plan revised to address Town comments and Graves Engineering review, but would probably have one ready for the Board's July meeting. The Board voted unanimously (4 – 0) to continue the public hearing to July 27, 2023 at 6:30 PM.

As-Built Plan for 150 Clinton Road

Matt Waterman from LandTech Consultants presented the as-built plan for Phase II of the Site Plan for this property (originally approved by the Board on December 3, 2018). The Board received a review memo from Graves Engineering with the only deficiency noted being the lack of pavement markings (directional arrows). Mr. Waterman presented photographic evidence that the requested pavement markings have been installed. The Board voted unanimously (4 – 0) to accept the as-built plan for 150 Clinton Road. Town Planner will draft up an approval letter for the Board's review.

Update on MBTA-Adjacent zoning project

The Board and Town Planner reviewed a project status report prepared by the Montachusett Regional Planning Commission (MRPC). Town Planner noted that MRPC believes the Town could use the land devoted to the Northgate 40B housing project as its affordable housing overlay district in our attempt to comply with the new State law required such zoning for MBTA and MBTA-adjacent communities. MRPC will submit the necessary paperwork to the State and the Town Planner will keep the Board posted on its progress.

Next Meeting Date

The Board chose Thursday July 27, 2023 as its next meeting date.

Minutes

The Board voted unanimously (4 – 0) to approve the meeting minutes for May 25, 2023.

Adjourn

The Board voted unanimously to adjourn at 6:55 PM.

Documents Discussed at
this meeting

- ANR plan for Anthony Richard & Diane Melone, two new lots at corner of Maple Street & Chamberlain Road.
- ANR) plan for Kilcoyne Realty Trust LTD, one new house lot at 124 Redemption Rock Trail.
- As-Built Plan for 150 Clinton Road.
- Status report on MBTA-Adjacent zoning project, prepared by the Montachusett Regional Planning Commission.
- Draft meeting minutes for May 25, 2023.