



## TOWN OF STERLING PLANNING BOARD MINUTES

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

August 24, 2023 – 6:30 PM

### MEETING:

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

Other Attendees: Richard Harrington, John Durkin and Amanda Milfred.

### Agenda

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

The Chair noted that the public hearing for this project was continued from the Board's July meeting. The applicant's engineer went over the changes made to the site plan from its first iteration back in April. The Chair went through the review comments from Graves Engineering and asked the applicant's engineer to respond. The Chair asked if the applicant would be using any thickening agents in their operation and was told they would not. Chair asked about the storage of diesel on site and the applicant stated that it would not be stored on site, but instead delivered every day. Board member Page asked about the generator and the applicant stated that it is already on site but will not be used regularly once they connect to the Town's electric grid. The Chair stated that he was not comfortable approving the plan tonight when there are numerous details requested by DPW and Graves that need to be added to the plan. The Board agreed and voted unanimously (4 – 0) to continue the public hearing to September 21, 2023 at 6:30 PM.

Chapter 61A land withdrawal request for Lot 10, 172 Justice Hill Rd.

The Board reviewed the land withdrawal request and voted unanimously (4 – 0) to recommend that the Town not exercise its right of first refusal on this property.

Chapter 61A land withdrawal request for 188-194 Justice Hill Rd. Cutoff.

The Board reviewed the land withdrawal request and voted unanimously (4 – 0) to recommend that the Town not exercise its right of first refusal on this property.

Planning Board review of revisions to the Board's Approval Not Required (ANR) application.

The Board reviewed the revisions to the Approval Not Required (ANR) application prepared by the Town Planner. The Board found the revisions acceptable and directed the Town Planner to revise the application accordingly.

Planning Board discussion on Road Acceptance Standards.

The Planner presented a new and more expansive set of road acceptance standards for the Board's consideration. After some discussion, the Board agreed the new standards helped to clarify the road acceptance process and voted unanimously (4 – 0) to adopt the revised standards.

Review of new Subdivision Regulation language allowing for partial release of performance guarantees.

The Board reviewed a draft amendment to the Subdivision Regulations prepared by the Town Planner that would give the Board the authority to grant partial releases of performance guarantees prior to road acceptance. The Board agreed that the draft language was confusing and possibly contradicted other provisions in the regulations. After some discussion, the Board gave the Town Planner some direction on how to better draft the new provision. The Town Planner will revise accordingly and the Board will discuss further at its September meeting.

Minutes	The Board voted unanimously (3 – 0) to approve the meeting minutes for July 27, 2023. Val Pruneau abstained as he was not present at this meeting.
Adjourn	The Board voted unanimously to adjourn at 7:45 PM.
Documents Discussed at this meeting	<p>Materials for Onyx Site Plan:</p> <ul style="list-style-type: none"><li>• Site Plan application prepared by Harrington Associates, LLC, dated April 4, 2023.</li><li>• Site Plan at one inch = 40 feet scale, prepared by Harrington Associates, LLC, dated April 3, 2023, and revised July 20 &amp; 28, 2023.</li><li>• Building Permit Plan at one inch = 80 feet, prepared by Harrington Associates, LLC, dated February 14, 2023 and revised June 13, 2013.</li><li>• Ortho Photo of Building Permit Plan at one inch = 80 feet, prepared by Harrington Associates, LLC, dated February 13, 2023.</li><li>• Building Elevation Plans, prepared by Harrington Associates, LLC, dated February 14, 2023.</li><li>• Trail Easement Plan, prepared by Harrington Associates, LLC, dated July 28, 2023.</li><li>• Second Town Department review memo, dated August 17, 2023.</li><li>• DPW review letter, dated August 3, 2023.</li><li>• Revised review letter from Graves Engineering, dated August 8, 2023.</li></ul> <p>Other Materials Discussed:</p> <ul style="list-style-type: none"><li>• Chapter 61A land withdrawal requests for Lot 10, 172 Justice Hill Road.</li><li>• Chapter 61A land withdrawal request for Lot 188-194 Justice Hill Road Cutoff.</li><li>• Revised Approval Not Required (ANR) application.</li><li>• Draft road acceptance standards.</li><li>• Draft language for Subdivision Regulations on how to handle partial bond release requests.</li><li>• Draft meeting minutes for July 27, 2023.</li></ul>