



TOWN OF STERLING PLANNING BOARD MINUTES

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

September 21, 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: Pamela Dell, Laura Ricci, Richard Maki, Carol Lavigne, Richard Harrington, John Durkin, Jim Farek and Amanda Milfred.

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 August meeting. Board member Mike Temple recused himself as he was not a member when the application was first filed. The applicant's engineer went over a map that depicted a revised delineation of the Town's Groundwater Protection District. The Town Planner noted review comments from the Board's consulting engineer (Graves Engineering) were based on an out-of-date version of the Groundwater Protection District Bylaw. All parties agreed that it would be beneficial to have a face-to-face meeting between the Onyx engineer, the Town's engineering consultant, Town Planner and Chairman to discuss the outstanding issues for this project and determine what needs to be depicted on the final site plan. The Planner said he would try to set up a meeting for the next morning, but if not possible, the meeting would take place on Wednesday October 11th when the Chair returns from a trip. With all in agreement, the Board voted unanimously (3 – 0) to continue the public hearing to October 26, 2023 at 6:30 PM.

Scenic Road tree removal application for 17 Mortimer Road.

The Board reviewed a tree removal application filed by Pamela Dell for property located at 17 Mortimer Road (a designated scenic road). The Board also reviewed a recommendation from the Director of Public Works Director recommending that the tree be taken down because it obstructs the driveway and site lines along Mortimer Road. Pamela Dell outlined the problems the tree was causing. Citizens Laura Ricci and Carol Lavigne spoke in support of her application. The Board voted unanimously (4 – 0) to allow the tree removal.

Chapter 61A land withdrawal request for 56 Kendall Hill Road.

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.

New language for Subdivision Regulations: allow for partial release of performance guarantees.

The Chair asked for more time to review the draft language and for this matter to be continued to the Board's October meeting date. All agreed to postpone this matter.

Minutes

The Board voted unanimously (4 – 0) to approve the meeting minutes for August 24, 2023.

Before adjourning, Board member Val Pruneau asked about the status of 78 Worcester Road, as there appear to be two businesses operating on the same property. Board member Patty Page, who also works in the Building Department, stated that there is a closing date for the sale of the property and the old business (Max 13 Construction) would soon vacate.

Adjourn

The Board voted unanimously to adjourn at 7:00 PM.

Documents Discussed at
this meeting

Materials for Onyx Site Plan:

- Existing Conditions Plan for Onyx earth removal operation, prepared by Harrington Associates, LLC, dated May 15, 2023 and revised September 14, 2023.
- Email from Graves Engineering, commenting on the Onyx project and the Town's Groundwater Protection District, dated September 21, 2023.

Other Materials Discussed:

- Application filed by Pamela Dell to remove a tree at 17 Mortimer Road (designated a scenic road).
- DPW recommendation on application to remove a tree at 17 Mortimer Road, dated August 17, 2023.
- Chapter 61A land withdrawal requests for 56 Kendall Hill Road.
- Draft language for Subdivision Regulations on how to handle partial bond release requests.
- Draft meeting minutes for August 24, 2023.