



TOWN OF STERLING PLANNING BOARD MINUTES

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

October 26, 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: Jim & Laura Bell, Laura Ricci, Brian Milisci (Haley & Ward), Chad Corrinne, Theodor Viles, Judith Lawrence, and Brian Kline.

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 September meeting. The Chair stated that the applicant was not yet ready with a revised site plan and the hearing would need to be continued until the Board's next meeting on November 16th. Town Planner informed the attendees that a meeting was held between the applicant, his engineer, the Planning Board's engineer, the Planning Board Chair and Town Planner a few weeks ago where all parties agreed on an approach to separate the wastewater and stormwater generated by this project. Based on this agreement, the applicant's engineer is making the necessary revisions to the site plan and hopes to have them ready by the Board's November meeting.

Public meeting on Site Plan
for multi-family housing
project known as
Chocksett Landing

The Chairman recused himself and left the room as his company is the applicant for this project. Brian Milisci from Haley & Ward presented the project details to the Board. The site plan calls for the construction of 16 duplex units for a total of 32 dwelling units on a 12.4-acre property. The duplexes will be served by a private road (Leo's Way), approximately 600-feet in length, that connects to the public Clinton Road. The development will be served by municipal water and on-site sewage disposal. All duplexes shall contain two-bedrooms. The project will have 7.65 acres of open space. The private road, on-site drainage and open space shall be managed by a home owner association and shall remain private. The Sterling Zoning Board of Appeals approved a Special Permit for this project on June 26, 2023 (see attached). The engineer went over the comments received from town departments and the Planning Board's consulting engineer (Graves). A citizen expressed doubt that the project's septic area could pass a perc test due to soil wetness. Another citizen stated that this project is too large and will cause traffic issues along Clinton Road. Another citizen expressed concern about the number of fire hydrants proposed. Another resident was concerned with sidewalks for pedestrian access, and also parking, citing the potential for Halloween trick-or-treaters as an example. Another citizen was concerned that water would flow off the property and into his basement. Project engineer stated that the project was designed to keep all stormwater on site. Another resident was concerned that the property doesn't have markers in place that delineate its boundaries. After the Board members and public finished with their questions and comments, the Board voted unanimously (4 – 0) to approve the project with conditions. Board Vice Chair Patty Page read the conditions aloud for the public and directed the Town Planner to draft the decision. Planner stated he will prepare the decision but will wait to receive the revised site plan and DPW's and Grave's approval before having her sign.

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 had questions about the current bond language and found it confusing. The Town Planner stated that the current bond language mirrors the State enabling legislation on bonds and offered to send Board members both our present bond language and the State law on bonds so the members could see the similarities. Town Planner will also highlight the differences. The Board will discuss further at its November meeting.

Minutes

The Board voted unanimously (4 – 0) to approve the meeting minutes for September 21, 2023. John Santoro abstained as he was not present at this meeting.

Adjourn

The Board voted unanimously to adjourn at 8:17 PM.

Documents Discussed at this meeting

Site Plan for Chocksett Landing - multi-family housing project off Clinton Road

- Site Plan for Chocksett Landing
- Drainage Report for Chocksett Landing
- Review memo from Planning Department
- Review memo from Department of Public Works
- Applicant's response to comments