



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
November 17, 2022 - 6:30 PM

Planning Meeting Minutes
November 17, 2022

RECEIVED

DEC 16 2022

TOWN OF STERLING
TOWN CLERK

MEETING:

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

Absent: John Santoro.

Agenda

Other Attendees: Curt & Holly Plante, Brad Plante, Greg Roy (Dillis & Roy) and Richard Maki.

Eban Realty Trust
–
Site Plan for 9
Chocksett Road

The Board reviewed the peer review letter from Graves Engineering and a review from the Director of the Public Works Department. The Board and the applicant discussed the water line that runs through the property, specifically who owns it and who would maintain it on an ongoing basis. The parties also discussed the location of fire hydrants. The Board and the applicant came to agreement on the following conditions of approval:

Administrative provisions

1. Other approvals or permits required by the Zoning Bylaw, other governmental boards, agencies or bodies having jurisdiction, shall not be assumed or implied by this Decision.
2. The Site Plan Approval shall apply only to the site that is the subject of the Application. All construction to be conducted on the site shall be conducted in accordance with the terms of this Approval and shall be limited to the improvements shown on the Plan.
3. The Board hereby reserves its powers to modify or amend the terms and conditions of this Approval upon its own motion with consent from the owner or the applicant, or on the Application of the owner or applicant. The Board further reserves its powers to amend this Approval without a new public meeting provided that the Board finds that such amendment is not significant to the public interest and that such amendment is not inconsistent with the purpose and intent of the Zoning Bylaw or with the terms of this Approval.
4. The Site Plan Approval shall lapse after one year from the Board's grant of Site Plan approval if a substantial use thereof has not sooner commenced for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant.
5. Except as otherwise set forth in this decision, the facility shall be constructed in substantial conformance with the application documents submitted by the applicant, including without limitation the plans entitled, "Site Plan For 9 Chocksett Road," dated January 28, 2020, with revisions on February 24, 2020, October 4, 2022, and November 7, 2022, prepared by Dillis & Roy Civil Design Group. Any substantial deviation from such documents shall require further public hearing and approval by the Planning Board.
6. All new parking spaces shall be striped and the accessible space shall be placarded as required by the MA Architectural Access Board.
7. Within thirty (30) days after completion of the project and prior to the issuance of a Certificate of Occupancy, the applicant shall submit an As-Built Plan to the Planning Board in both paper and digital format. The As-Built Plan shall include ties to all service connections, fire services, gate valves and other miscellaneous appurtenances.

Site Specific Conditions

8. The hours of operation during the construction phase shall be from 7:00 AM to 5:00 PM Monday through Saturday.
9. The applicant shall provide information on whom to contact during the construction phase, should any problems arise.

10. The applicant shall obtain Board of Health approval for the new building's septic system as part of the Building Permit application process.
11. No water main installation will be allowed until the fire sprinkler design is finalized and the size of the proposed fire services is confirmed and approved by the Fire Department.
12. Prior to the installation of the water meter and activation of the water service, the applicant shall hire a certified Massachusetts Cross Connection Surveyor to survey the building for the need for cross connection control devices, and install any proposed devices as necessary.
13. Prior to the issuance of an Occupancy Permit, the applicant shall submit documentation to the Department of Public Works regarding the ownership and maintenance responsibilities of the privately-owned water line on the property.
14. The applicant may seek a Foundation Permit from the Building Department based on this decision; however, additional permits shall not be granted until the locations of all fire hydrants (existing and proposed) has been agreed upon by the Fire Department and the Department of Public Works.
15. All proposed lighting shall be contained onsite and shall not overspill onto adjacent properties.
16. Per Article 4.6 of the Zoning Bylaw (Aquifer and Water Resource Protection Districts), Section 4.6.4 (Prohibited Uses), the following uses shall not be allowed on the premises:
 - No petroleum products will be stored onsite except as provided by Section 4.6.4(b).
 - No use which involves the manufacture, generation, processing, packaging, repackaging, use, storage, treatment, disposal or transportation of toxic or hazardous materials or waste except as provided by Section 4.6.4(d).
 - No automotive service or repair shops per Section 4.6.4(t).

The Board then voted to approve the Site Plan by a unanimous vote (4 – 0) of the following Planning Board members (Carl Corrinne, Patty Page, Kirsten Newman & Valmore Pruneau).

Zoning Priorities
Discussion with
New Town
Planner

New Town Planner Stephen Wallace introduced himself to the Board, discussed his professional background and recent work with the Town of Westminster, MA. He then gave his review of the Town's zoning issues and initiated a discussion with the Board members about their priorities for new zoning initiatives. It was agreed upon that the most immediate concerns would be: 1) preparing a multi-family zoning bylaw to comply with the State's new zoning requirement for MBTA communities; 2) drafting a new floodplain development bylaw to go with the new Flood Rate Insurance Maps (FIRM) that will be issued in December of 2023; and 3) potentially revising the Town's zoning standards for adult-use marijuana establishments if Town Counsel believes this is warranted. The target date for completing these measures would be the 2024 Annual Town Meeting. Longer range projects will include updating and modernizing the Zoning Bylaw's Table of Uses for commercial & industrial uses, and totally revamping the zoning standards for the Town's Performance Zone. These projects will necessitate the involvement of the Economic Development Committee and require significant public outreach and input.

Minutes

Patty Page made a motion to approve the minutes for the Board's October 27, 2022 meeting. Carl Corrinne seconded. All in favor. Vote 4-0.

Next Meeting
Date

The Board agreed to meet next on Thursday night December 15, 2022 at 6:30 PM.

Adjourn

Kirsten Newman made a motion to adjourn. Patty Page seconded. All in favor, 4-0.

Documents
Discussed at this
meeting

- Site Plan for 9 Chocksett Road, prepared by Dillis & Roy, last revision: November 7, 2022.
- DPW review letter dated October 21, 2022.
- Applicant response to comments letter dated November 8, 2022.
- Peer review letter from Graves Engineering dated November 19, 2022.
- Draft conditions of approval prepared by Town Planner on November 18, 2022.
- Zoning review memo prepared by Town Planner November 2022.
- Draft meeting minutes for October 27, 2022.