



TOWN OF STERLING PLANNING BOARD MINUTES

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

March 28, 2024 – 6:30 PM

MEETING:

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

Other Attendees: Brandon Fusaro, Michael Fusaro, Michael Fusaro Jr., Rob Protano, Michael Padula, Rosanne Mapp, Brian Kline and Joe Testagrossa.

Continued public meeting for site plan to review a change of use at 110 Worcester Road

The Chair reopened the meeting. Board member Mike Temple recused himself. Applicant Brendan Fusaro of Twins Service LLC went over the changes made to the site plan at the Board's request. The Board was satisfied with the changes made and opened up the meeting to public comments. Citizen Brian Kline asked about the brush/tree removal in the buffer zone, saying it was in violation of the Zoning Board's Special Permit conditions. The Chair responded that the brush was cleared so that a fence could be installed per the Planning Board's request and that the Planning Board's site plan conditions supersede those site conditions imposed by the Zoning Board. Kline then asked if anyone from the Town oversaw the work and the applicant said that the tree/brush removal was approved by the Town's Tree Warden. Citizen Mapp stated that there were quite a few landscaping businesses springing up in town and that they were impacting the town's appearance. The Chair responded that the Board was trying to make sure that all such uses have consistent fencing and screening for a uniform look. The Board went over the draft conditions of approval, made a few edits and then voted unanimously (4 – 0) to approve the site plan.

Public hearing: adding partial bond release language to the Planning Board's Subdivision Regulations.

The Chair opened the hearing and went over the purpose for adding new partial bond release language to the Subdivision Regulations and then read the new regulatory language. A citizen and former Board member wanted assurance that the new bond language would not leave the Town on the hook for completing infrastructure work if a developer abandoned a project. The Chair responded that the Town will keep an amount that is 30% more than the initial bond until all work is completed and the road is accepted at a Town Meeting. After public comments/questions were exhausted, the Board closed the hearing and voted unanimously (5 – 0) to approve the new language for the Subdivision Regulations.

Citizen request to have the Planning Board sponsor the rezoning of 10-12 Leominster Road.

The citizen requesting this zoning change was not in attendance and the Board tabled the matter.

Minutes – March 7, 2024

The Board voted 5 – 0 to approve the meeting minutes for March 7, 2024.

Adjourn

The Board voted unanimously to adjourn at 7:28 PM.

Documents Discussed at this meeting

- Documents for the Twins Lawn Care Site Plan:
 - Site Plan Application
 - Site Plan
 - Zoning Board Special Permit Decision
- Draft meeting minutes for March 7, 2024.