



TOWN OF STERLING PLANNING BOARD MINUTES

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

Tuesday, November 17, 2020 – 6:30 PM

Due to the COVID-19 Pandemic, public participated remotely via Zoom.

Present: Carl Corrinne, Patty Page, Kirsten Newman, John Santoro and Rob Protano (participated remotely).

Staff Present: Domenica Tatasciore, Town Planner

MEETING:

Carl Corrinne called the meeting of the Planning Board to order at 6:30 pm.

Agenda

Call to Order – 6:30 PM

1. Approval of Minutes: October 7, 2020

Public Hearing

2. 6:35 PM - Protective Bylaw Amendments

(Note: This public hearing will be postponed to Dec. 16, 2020 at 6:35 pm; there will be no presentation, discussion, testimony or deliberation on Nov. 17, 2020)

- A. Display Setback - Article 2, Section 2.4.5
- B. Signs - Article 3, Section 3.1
- C. Earth Removal – Article 2, Section 2.3.1.D, Article 5, Definitions, Article 6, Section 6.2
- D. Table of Principal Uses - Article 2, Section 2.3.1
- E. Site Plan Review Citations
- F. Board of Selectmen/Select Board Citations

Other Business

3. Review & Acceptance of As-Built Plans – 114 Pratts Junction Road, Sterling Masonry
4. Chapter 61A Release: Lot 16, Justice Hill Road - Justice Hill, Inc., portion Map 18, Parcel 17
5. Chapter 61A Release: Lot 17, Justice Hill Road - Justice Hill, Inc., portion Map 18, Parcel 17
6. Chapter 61A Release: Lot 18, Justice Hill Road - Justice Hill, Inc., portion Map 18, Parcel 17
7. Approval Not Required (ANR) Plan(s)
 - a. Lot 6, Justice Hill Road (public road) (portion Map 18, Parcel 16)
 - b. Lots 12 to 14, Roper Road & Justice Hill Road (public roads) (portion Map 18, Parcel 17)
8. Master Plan Status Update
9. Engineering Consultant Services Update
10. Discuss new meeting dates/schedule for 2021

Minutes

Robert Protano made a motion to approve the minutes of October 7, 2020 as written, Kirsten Newman seconding. The motion passed by a vote of 5-0.

Public Hearing – Protective Bylaw Amendments

Patty Page made a motion to postpone the Public Hearing until December 16, 2020 at 6:35 pm. Kirsten Newman seconding. The motion passed by a vote of 5-0.

114 Pratts Junction Rd – As-Built Plans

After discussion and review of the peer review engineer report, Patty Page made a motion to accept the As-Built plans for 114 Pratts Junction Road. Kirsten Newman seconding. The motion passed by a vote of 5-0.

Chapter 61A Releases

Rob Protano made a motion to recommend that the town not purchase lots 16, 17 and 18, Justice Hill Road, portion of parcel ID 18-17. Patty Page seconding. The motion passed by a vote 5-0.

ANRs

Two ANR (Approval Not Required under Subdivision Control Law) plans were presented to the Board. One for Lot 6, Justice Hill Road (Map 18, Parcel 16), and Lots 12 to 14, Justice Hill Road and Roper Road (Map 18, Parcel 17). Patty Page made a motion to endorse both ANR plans as presented with Kirsten Newman seconding. The motion passed by a vote of 5-0.

Master Plan Update	Patty Page updated the Board on the Master Plan Committee activities. There is currently a survey poll on the website that closes at the end of November. These poll questions were presented at the November 12, 2020 Virtual Public Meeting which had live participation and interactive polls throughout the meeting. The Committee's next regular meeting will follow on December 17, 2020.
Engineering Consultant	Carl Corrinne announced that the Board has contracted with Graves Engineering as the new peer review engineer. The Board will also have Green Engineering as a back-up as needed.
Meeting Dates	The Board had agreed to have meetings on the fourth Thursday of the month going forward. This is to avoid scheduling conflicts with the already busy Wednesday evenings. The following are agreed up dates: December 16, 2020, January 28, 2021, February 25, 2021 and March 25, 2021.
Adjourn	Kirsten Newman made a motion that was seconded by Patty Page to adjourn. Motion passed 5-0.