



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
December 16, 2020 – 6:30 PM

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

Present: Patty Page, and participating remotely were Carl Corrinne, Kirsten Newman and Rob Protano. John Santoro was absent.

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: November 17, 2020

Public Hearing

2. 6:35 PM - Protective Bylaw Amendments

(Note: This public hearing will be postponed to Jan. 28, 2021 at 6:35 pm; there will be no presentation, discussion, testimony or deliberation on Dec. 16, 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

New Business

3. Site Plan Modification – 146-148 Pratts Junction Road, Gagnon Equipment
4. Review & Acceptance of As-Built Plans – 150 Clinton Road, Sterling Storage Solutions
5. Chapter 61A Releases:
 - a. Lot 12, Roper Road - Justice Hill, Inc., portion Map 18, Parcel 17
 - b. Lot 13, Roper Road - Justice Hill, Inc., portion Map 18, Parcel 17

Other Business

6. Master Plan Status Update

Minutes

Patty Page made a motion to approve the minutes of November 17, 2020 as written, Carl Corrinne seconding. The motion passed by a vote of 4-0.

Public Hearing – Protective Bylaw Amendments

Patty Page made a motion to postpone the Public Hearing until January 28, 2021 at 6:35 pm. Kirsten Newman seconding. The motion passed by a vote of 4-0.

146-148 Pratts Junction Rd – Site Plan Modification

Mr. Paul Grasewicz of Graz Engineering and Ms. Melinda Westberry presented the Site Plan Modification for 146-148 Pratts Junction Road. The applicant seeks to amend the approved site plan by replacing the open infiltration basins with a subsurface system, located at the rear of the building on property located within the Light Industrial & the Aquifer Protection District in Sterling, Massachusetts. After discussion, the Board voted 3 in favor and 1 abstain (Mr. Protano) to approve the Site Plan Modification with the following conditions:

The Site Plan Modification was approved with the following conditions:

1. The applicant shall demonstrate compliance with MassDEP Stormwater Standard #2 (peak discharge rate), hydrology computations for the proposed modification shall be submitted for review. Additionally, the hydrology calculations shall account for the elimination of the roof drain from the existing building.
2. The applicant shall submit forebay sizing calculations to demonstrate compliance with the MassDEP Stormwater Handbook.

3. The applicant shall perform soil testing at the new location of the proposed subsurface infiltration system to demonstrate that soil and groundwater conditions are suitable for the proposed modification.
4. The applicant shall revise the table associated with the construction detail, located on Sheet 5, to reflect the proposed modifications.
5. Within thirty (30) days after completion of the project and prior to issuance of a Certificate of Occupancy, the applicant shall submit an As-Built Plan to the Planning Board in both paper and digital format.
6. Provided that the project is in substantial accordance with the final revised plans on file with the Town of Sterling and in accordance with all applicable governmental codes.

150 Clinton Road –
As-built Review &
Acceptance

Mr. Matt Waterman, engineer for Storage Solutions of 150 Clinton Road, contacted the Board and asked to withdraw the approval and review of the as-built plans for 150 Clinton Road. They will resubmit in April 2021.

Chapter 61A
Releases (Roper
Road, Lots 12 & 13)

Rob Protano made a motion to recommend that the town not purchase lot 12, Roper Road, portion of parcel 18-17. Patty Page seconding. The motion passed by a vote 4-0.

Rob Protano made a motion to recommend that the town not purchase lot 13, Roper Road, portion of parcel 18-17. Kirsten Newman seconding. The motion passed by a vote 4-0.

Master Plan
Update

Patty Page updated the Board on the Master Plan Committee activities. The December 17, 2020 meeting was cancelled due to pending weather. The next Master Plan meeting will be January 21, 2021 and will be a joint meeting with the Master Plan Committee and the planning board for review and possible acceptance of the Transportation Master Plan Chapter created with District Local Technical Assistance (DLTA) funds by the Montachusett Regional Planning Commission (MRPC).

Adjourn

Rob Protano made a motion that was seconded by Patty Page to adjourn. Motion passed 4-0.