



TOWN OF STERLING PLANNING BOARD MINUTES

Butterick Municipal Building, Room 205
1 Park Street, Sterling, MA 01564
April 22, 2021 – 6:30 PM

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

Present: Carl Corrinne, Kirsten Newman, John Santoro and Patty Page. Robert Protano 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

Public Hearing

1. 6:30 PM - Protective Bylaw & Zoning Map Amendments

- A. Table of Principal Uses: Article 2, Section 2.3.1.C. Commercial Use #1
- B. Accessory Apartment/Dwelling Use: Article 2.3.5.; Article 5 – Definitions; Section 3.2.3(a); Section 2.3.1.A.#4
- C. Zoning Map Amendment: Rezoning Parcels 93-48.2, 93-48.3 & 93-48.4, which are currently split-zoned between Neighborhood Residential and Rural Residential & Farming zoning districts to be included entirely within the Neighborhood Residential zoning district.

New Business

- 2. Review & Acceptance of As-Built Plans – 146 Pratts Junction Road, Gagnon Equipment
- 3. Review & Acceptance of As-Built Plans – 150 Clinton Road, Sterling Storage Solutions
- 4. Master Plan Status Update
- 5. Approval of Minutes: March 25, 2021

Next Meetings: May 27, 2021

6:30 pm Public
Hearing

The public hearing for the proposed zoning amendments was opened at 6:30 pm.

Table of Principal
Uses 2.3.1.C.1

Mr. Patrick Fox, Chairman to the Zoning Board of Appeals presented the proposed amendment to 2.3.1.C.1 of the Table of Principal Uses. The proposal is to add the words “Commercial Kennels” to the description so that it would read: “Nonexempt agricultural use, except fur farms, piggeries *and commercial kennels*.” This would mean none of these uses would be allowed unless they could meet the requirements of MGL 40A, §3.

Accessory
Apartment/
Accessory Dwelling
Unit

Mr. Fox presented a proposed amendment to Article 2.3.5 (Accessory Apartment) which would be a complete re-write and replacement with an Accessory Dwelling Unit (ADU) bylaw on behalf of the Housing Initiatives Committee. Some of the differences between the existing and proposed: an attached ADU would be allowed by right instead of requiring a Special Permit and detached units would require a Special Permit. There is also a section of the bylaw that would allow for a larger unit to be built if it complied with affordability requirements and was added to the Town of Sterling’s Subsidized Housing Inventory that is maintained by the Department of Housing and Community Development.

Zoning Map
Amendment –
Princeton Road

Private landowners Maureen and Richard Higgins proposed a zoning map amendment for parcels located on Princeton Road which include 7 Princeton Road and additional parcels 93-48.2, 93-48.3 and 93-48.4. Currently, the lots are split zoned with the front half of the parcels located in the Neighborhood Residential Zoning District and the back portion is in the Rural Residential and Farming Zoning District. The landowner proposes to have the entirety of all three parcels to be zoned Neighborhood Residential.

At 7:11 Patty Page made a motion to close the public hearing. Kirsten Newman seconded. All in favor, 4-0.

Planning Board Recommendations	<p>Regarding the amendments to Section 2.3.1.C.1 of the Table of Principal Uses, Patty Page made a motion to support the amendment, Carl Corrinne seconded, the vote was split 2-2.</p> <p>Regarding the amendments to proposed Article 2.3.5 Accessory Dwelling Unit (ADU), Patty Page made a motion to support the amendment, Carl Corrinne seconded, the vote was split 2-2.</p> <p>Regarding the zoning map amendments on Princeton Road, Patty Page made a motion to support the amendment, Kirsten Newman seconded. All in favor, 4-0.</p>
Final As-built – 146 Pratts Junction Road - Gagnon	<p>The applicant presented their as-built to the Board. The applicant indicated that stormwater management had been modified due to the fact that the neighboring facility had been leased and a fence was erected, therefore limiting the area for the applicant to work with. Updated hydrology had been submitted, but at the time of the hearing, the Board's peer review engineer had not had time to review. The applicant requested conditional approval, but Chairman Corrinne stated that he was unwilling to approve with the current deficiencies. The Board needs an as-built that reflects what is actually on site as well as review from the peer review engineer. Patty Page made a motion to not approve the final as-built. Kirsten Newman seconded. All in favor 4-0. Applicant will be placed on the May 27, 2021 agenda.</p>
Final As-built – 150 Clinton Road – Storage Solutions	<p>The applicant presented their as-built to the Board. The applicant proposed a 2 phase project and one of the stormwater management pond is undersized from design by 3%. The intent of the applicant was to correct the deficiency when they began Phase II. Chairman Corrinne stated that the correction to the stormwater must be completed prior to approval of the final as-built. The applicant stated they will correct the deficiency and will be placed on the May 27, 2021 agenda. Patty Page made a motion to not approve the final as-built. Kirsten Newman seconded. All in favor 4-0</p>
Master Plan Update	<p>Patty Page updated the Board on the Master Plan. The committee held a public meeting on April 15, 2021 to help set goals and actions for the Master Plan chapters. Public is strongly encouraged to continue to participate and continue to check the website for the most up-to date- information. Thank you to all that participated!</p>
Minutes	<p>Kirsten Newman made a motion to approve the minutes of March 25, 2021 as written. John Santoro seconded. All in favor, 4-0.</p>
Adjourn	<p>Patty Page made a motion to adjourn. Kirsten Newman seconded. All in favor, 4-0.</p>