



TOWN OF STERLING PLANNING BOARD MINUTES

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

Present: Carl Corrinne, Patty Page, Kirsten Newman, Val Pruneau and John Santoro.
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

New Business

1. ANR Plan: Lots 15, 15B & Parcel B, Justice Hill Road (public) (Map 18, Parcel 17)
2. Primrose Definitive Subdivision – Release from Covenant

Other Business

3. Town Meeting Update regarding Zoning Amendments
4. Town Center Historic Design Guidelines
5. Master Plan Status Update
6. Approval of Minutes: May 27, 2021 & June 29, 2021

ANR – Justice Hill
Road Lots 15 & 15B
Parcel ID 18-17

Patty Page made a motion to endorse the ANR for Justice Hill Road Lots 15, 15B & Parcel B, Parcel ID 18-17. Kirsten Newman seconded. The motion passed by a vote of 5-0.

Primrose Lane –
Release from
Covenant

Mr. Ronald Pichierri requested that lots 1A (fka 1) and 2A (fka 2) be released from the Covenant. Mr. Pichierri has a cash bond in place for the outstanding items remaining. The lots should have been released at the time that Mr. Pichierri posted his bond. After some discussion, Patty Page made a motion to release the lots from the Covenant. Kirsten Newman seconded. Motion passed 4-1 with Mr. Santoro dissenting.

Minutes of
5/27/2021 &
6/29/2021

Ms. Newman made a motion to approve the minutes of May 27, 2021, Mr. Santoro seconded. Vote 4-0-1 (with Mr. Pruneau abstaining as he was not present at the meeting).

Ms. Newman made a motion to approve the minutes of June 29, 2021, Mr. Pruneau seconded. Vote 4-0-1 (with Mr. Santoro abstaining as he was not present at the meeting).

Town Meeting
Update - Zoning

Ms. Tatasciore reviewed the zoning amendments that passed at Town meeting, and the one that did not. There was concern about changing some of the parcels in the Performance Zone to Commercial. One parcel in the block was a cemetery and there were a number of citizens concerned that this would allow the Town to develop that property. As a reminder, the cemeteries in Sterling (and in all Massachusetts cities and towns) are zoned the same as the surrounding properties. It does not make them buildable because of the zone they are in.

Master Plan

Ms. Page updated the Board on the Master Plan. The Plan is in the final stretch. Final draft chapters are being reviewed by committee members. Consultant VHB is working on an implementation grid. When the chapters have been reviewed by members, the draft will be put on the web page for review by the public. In the very near future, there will be a survey sent out to the public to gather more feedback. Completion of the plan is anticipated to be as early as October.

Town Center
Historic Design
Guidelines

Ms. Tatasciore did a small presentation to announce the completion of the Town Center Design Guidelines. The Town received a grant from the Massachusetts Downtown Initiative, sponsored by the Department of Housing and Community Development, to create

a set of design guidelines for the Town Center. Recommendations from past planning studies and associated community engagement include design guidelines to reinforce the village character. To further explore the guidelines, please see the Town website to view the plan.

Adjourn

Ms. Newman made a motion that was seconded by Val Pruneau to adjourn. Motion passed 5-0.