



TOWN OF STERLING PLANNING BOARD MINUTES

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

Wednesday, August 12, 2020 – 6:30 PM

MEETING:

Carl Corrinne called the meeting of the Planning Board to order at 6:30 pm. Also present were members Rob Protano, Patty Page, Kirsten Newman and John Santoro.

Staff Present: Domenica Tatasciore, Town Planner

Agenda

Call to Order – 6:30 PM

1. Approval of Minutes: July 15, 2020

New Business

2. Site Plan – Waiver of Technical Compliance: 35 Redemption Rock Trail
3. Review & Acceptance of As-Built Plans – 20 Pratts Junction Road

Other Business

4. Master Plan Status Update
5. Review & Discussion of Zoning/Protective Bylaw Updates
6. Discussion of Engineering Consultant Services

Minutes

Rob Protano made a motion to approve the minutes of July 15, 2020 minutes as modified, John Santoro seconded. The motion passed by a vote of 5-0.

**Waiver of Technical
Compliance – 35
Redemption Rock
Trail**

Mr. Mark Packard was on hand to present the application for a Site Plan Waiver of Technical Compliance for 35 Redemption Rock Trail. Currently, there is a single family home on the property. The applicant is proposing a change in use from a single family residence to a real estate office. There are two existing driveways on the premises and client access will only be accessed from the southerly driveway. There was discussion about shrubbery removal at said driveway to increase sightlines and visibility. Currently the applicant does not own the property and the expected closing date will be August 31, 2020. Patty Page made a motion that was passed 5-0 to continue the Site Plan to September 9, 202 at 6:35 pm.

**As Built Plans – 20
Pratts Junction Rd**

The Board reviewed the as-built plans for 20 Pratts Junction Road. Rob Protano made a motion to approve the plans, all in favor, 5-0.

**Other Business
Master Plan Status
Update**

Domenica updated the Board on the Master Plan Committee securing a Consultant to assist in the update of the Master Plan. She also reminded the members that the Master Plan Committee meets the third Thursday of each month.

**Review &
Discussion of
Protective Bylaw**

The Board discussed updating the Protective Bylaws on a regular basis. The Board members were encouraged to review the Bylaws and submit any corrections, and/or suggestions of areas of improvement.

**Discussion of
Engineering
Consultant Services**

The Board discussed options for a possible new engineering consultant. Domenica will work on a Scope of Services and provide a copy for the Board for review.

Adjourn

Patty Page made a motion that was seconded by Kirsten Newman to adjourn at 7:25 pm. Motion passed 5-0.