



TOWN OF STERLING PLANNING BOARD MINUTES

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

Wednesday, September 9, 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: August 12, 2020

Unfinished Business

2. **6:35 PM - Site Plan Continuation – Waiver of Technical Compliance** 35 Redemption Rock Trail

Public Hearing - Continued

3. **6:45 PM - Protective Bylaw Amendments**

- A. Aquifer and Water Resource Protection District/Groundwater Protection Districts – Article 4, Section 4.6.
- B. Earth Removal/Quarrying or Mining: Article 2, Section 2.3.1.D.; Article 3, Section 3.3.2; Article 5 – Definitions; Article 6, Section 6.2.2.a.4.
- C. Town Center and Mixed Use: Article 2, Section 2.5.1; Article 2, Section 2.3.1.A.; Article 5 – Definitions.

Other Business

4. Chapter 61A Release - Lot 5 Justice Hill Road: portion of Map 18, Parcel 16
5. Review & Discussion of Zoning/Protective Bylaw Updates
 - a. Petitioner sponsorship for deferred proposed Protective Bylaw amendments:
 - i. Signage & Earth Removal
 - ii. Site Plan Abutter Notification
 - b. Other amendments
6. Master Plan Status Update
7. Discussion of Engineering Consultant Services

Minutes

Patty Page made a motion to approve the minutes of August 12, 2020 minutes as modified, Rob Protano seconded. The motion passed by a vote of 5-0.

Waiver of Technical Compliance – 35 Redemption Rock Trail (Continued)

Mr. Mark Packard was on hand to present the continued application for a Site Plan Waiver of Technical Compliance for 35 Redemption Rock Trail. The applicant closed on said property on August 31, 2020. The application was approved with the following Conditions of Approval:

1. All ADA-compliant parking spaces shall be paved, striped and placarded as required by the Architectural Access Board and that the turnaround be constructed in order to prohibit vehicles from reversing out onto Route 140 (Redemption Rock Trail).
2. That no outbuilding be used as storage for landscaping/hardscaping/nursery or other business purposes.
3. That vegetation, located along the front of the front of the property, be removed and/or trimmed in order to ensure greater sight distance and safety for vehicles exiting the property.
4. That the applicant shall provide a light attached to the structure that will cast light onto the parking spaces.
5. Provided that the project use complies with the application on file with the Town of Sterling and in accordance with all applicable governmental codes.

	<p>The applicant also requested and the Planning Board granted the following waivers: The entirety of Article 6, Section 6.4.4 (pertaining to site plan submittal requirements); the entirety of Article 6, Section 6.4.5 (pertaining to plan preparation); and waivers of Section 3.2.6(a) (off-street screening of parking), Section 3.2.5 (pertaining to length of driveway), and Section 4.7.5.5 (d)(v) (side yard buffer/setback.).</p> <p>Patty Page made a motion to approve the Site Plan Waiver of Technical Compliance for 35 Redemption Rock Trail with the aforementioned conditions and waivers with Kirsten Newman seconding the motion. The motion passed by a vote of 5-0.</p>
Public Hearings Aquifer and Water Resource	<p>The hearing for the Aquifer and Water Resource Protection/Groundwater Protection Districts has been continued to the October 7, 2020 meeting at 6:35 pm.</p>
Earth Removal	<p>The public hearing pertaining to Earth Removal was opened on March 25, 2020 and was continued to a date and time certain through to September 9, 2020. The Town Planner presented the proposed amendment. Proposed changes include updating the definitions, updating erosion control guidelines, and removing the requirement for a Use Variance. After discussion, the Chairman closed the public hearing. Patty Page made a motion to recommend the proposed zoning amendment. Rob Protano seconded. All in favor, 5-0.</p>
Town Center/ Mixed Use	<p>The public hearing pertaining to Town Center/Mixed Use was opened on March 25, 2020 and was continued to a date and time certain through to September 9, 2020. The Town Planner presented the proposed amendment. Proposed changes include amending the front, side and rear setbacks in the Town Center as well as adding another use called "mixed use building with residential dwelling unit(s). Economic Development Chairman Jim Patacchiola voiced his support of this article. The Chairman closed the public hearing. Kirsten Newman made a motion to recommend the proposed zoning amendment, Patty Page seconded. Vote was 4-1 with John Santoro dissenting.</p>
Chapter 61A Release – Lot 5, Justice Hill Road	<p>Patty Page made a motion to not recommend the purchase of Lot 5, Justice Hill Road. Kirsten Newman seconded. All in favor, 5-0.</p>
"Stale" Proposed Zoning Amendments	<p>A number of proposed Zoning amendments have become "stale" due to the delay of the Annual Town Meeting. The ZBA will be resubmitting their proposed amendments pertaining to signage and earth removal.</p> <p>Regarding the Citizen's Petition pertaining to site plan notification, and per the recommendation of the Town Planner, the Board agreed to be the petitioner for this amendment. Rob Protano made a motion for the Planning Board to be the petitioner. John Santoro seconded. All in favor, 5-0.</p>
Master Plan	<p>Domenica updated the Board on the Master Plan Committee's survey on the Town's website. The Master Plan Committee meets the third Thursday of each month.</p>
Discussion of Engineering Consultant Services	<p>Patty Page made a motion that the Town Planner put together a Request for Proposals for engineering services. Kirsten Newman seconded. Vote was 4-1, with John Santoro dissenting.</p> <p>All RFP's are due in Town Hall by 9/28/2020. The proposals will be reviewed by the Town Planner, the Chairman and the Vice Chairman. Final determination will be by the Town Planner and the (acting) Town Administrator.</p>
Adjourn	<p>Patty Page made a motion that was seconded by Kirsten Newman to adjourn at 7:38 pm. Motion passed 5-0.</p>