



TOWN OF STERLING PLANNING BOARD MINUTES

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

Wednesday, October 7, 2020 – 6:30 PM

Present: Carl Corrinne, Patty Page, Kirsten Newman, Rob Protano 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 – 6:30 PM

1. Approval of Minutes: September 9, 2020

Public Hearing - Continued

2. **6:35 PM - Protective Bylaw Amendments**

A. Aquifer and Water Resource Protection District/Groundwater Protection Districts – Article 4, Section 4.6.

Public Hearing - New

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

- A. Rate of Development - Article 4, Section 4.3 & Table of Contents Update
- B. Subdivision Phasing – Article 4, Section 4.3A & Table of Contents Update
- C. Site Plan Review – Article 6, Section 6.4 & Table of Contents Update
- D. Free Standing Uninhabited Buildings - Article 2, Section 2.5.4.
- E. Groundwater Protection Districts – Article 2, Section 2.1.1. & Table of Contents Update
- F. Use Regulations - Article 2, Section 2.2.1.
- G. Rezone 13 parcels, located on the southerly side of Dana Hill & Legg Roads, from Performance Zone 1 to Commercial zoning district

Other Business

4. Chapter 61A Release: Lot 19, Upper North Row Road - Justice Hill, Inc., portion Map 18, Parcel 16
5. Review & Acceptance of As-Built Plans – 114 Pratts Junction Road, Sterling Masonry
6. Approval Not Required (ANR) Plan(s)
 - a. Lot 5, Justice Hill Road (public road) (Map 18, Parcel 16)
 - b. Lots 16 to 19, Justice Hill Road & Upper North Row Road (public roads) (Map 18, Parcel 17)
7. Master Plan Status Update
8. Engineering Consultant Services Update
9. Discuss new meeting dates/schedule for 2021

Minutes

Robert Protano made a motion to approve the minutes of September 9, 2020 as amended, Kirsten Newman seconding. The motion passed by a vote of 5-0.

Public Hearing (Continued) – Aquifer and Water Resource Protection – Article 4, Section 4.6

Mr. Joseph Curtin presented a proposed amendment to the Aquifer and Water Resource Protection District bylaw (Article 4, Section 4.6) with his proposed Ground Water Protection Districts Bylaw. Mr. Curtin said that his proposed bylaw was based upon Mass DEP's model Ground Water Bylaw. Mr. Curtin said that there were a number of errors in the existing bylaw and some of the provisions were illegal. Adopting this new bylaw will correct errors and legal issues and that the existing district's boundary was onerous in addition to being a deterrent to economic development.

Economic Development Committee Chair Jim Patacchiola spoke in favor the proposed bylaw.

Patty Page made a motion to close the public hearing with John Santoro seconding. The motion passed by a vote of 5-0. Patty Page made a motion to recommend support for the proposed amendment at the Special Town Meeting with John Santoro seconding. The motion passed by a vote of 5-0.

Public Hearing – Protective Bylaw & Map Amendments	<p>Patty Page made a motion to open the public hearing for the Protective Bylaw and Map Amendments at 7:00 pm with Rob Protano seconding. The motion passed by a vote of 5-0.</p> <p>The proposed amendments include:</p> <ul style="list-style-type: none"> A. Deleting Article 4.3 Rate of Development as it expired in 2013. B. Deleting Article 4.3A Subdivision Phasing as it has never invoked and is not a cost effective tool in controlling growth or keeping housing costs down. C. Amending Article 6.4.1 Site Plan Review by removing the waiver of technical compliance requirement, increasing the site plan threshold from 500 SF to 1,200 SF, and requiring abutter notification. D. Amending Article 2.5.4 Freestanding Uninhabited Buildings by amending the setback requirements only in the Town Center zoning district. E. Amending Article 4.6 and 2.1.1 Aquifer and Water Resource Protection Districts to the proposed Ground Water Protection Districts. F. Amending Article 2.2.1 Use Regulations by deleting “PB – A use authorized under special permit from the Planning Board as provided under section 6.3” - this is an erroneous citation. G. Amending the Zoning Map by rezoning 13 parcels from the Performance Zone to Commercial Zone, located southerly of Dana Hill & Legg Roads. <p>Patty Page made a motion to close the public hearing with Kirsten Newman seconding. The motion passed by a vote of 5-0.</p> <p>Patty Page made a motion to recommend support for the proposed amendments at the Special Town Meeting. Kirsten Newman seconded. All in favor, 5-0.</p>
Chapter 61A Release - Lot 19 Upper North Row	Patty Page made a motion to not recommend purchase of Lot 19, Upper North Row Road located on Map 18, Parcel 16. Rob Protano seconded. All in favor, 5-0.
114 Pratts Junction Rd – As-Built Plans	Review of As-Built plans for 114 Pratts Junction Road was postponed as the applicant was not ready to present.
ANRs	Two ANR (Approval Not Required under Subdivision Control Law) plans were presented to the Board. One for Lot 5, Justice Hill Road (Map 18, Parcel 16), and Lots 16-19, Justice Hill Road & Upper North Row Road (Map 18, Parcel 17). Patty Page made a motion to endorse both ANR plans as presented with Rob Protano seconding. All in favor, 5-0.
Master Plan Update	Domenica updated the Board on the Master Plan Committee activities. There is currently a survey posted on the website that closes at the end of October. On November 12, 2020, there will be a Virtual Public Meeting with live participation with interactive polls throughout the meeting. The Committee's next regular meeting will follow on November 19, 2020.
Engineering Consultant	The Board received 8 responses to the request for engineering services. Review is still underway and an update will be given at the next meeting.
Meeting Dates	The Board began discussion of future meeting dates which will be continued to the next meeting.
Adjourn	Rob Protano made a motion that was seconded by Kirsten Newman to adjourn. Motion passed 5-0.