



**TOWN OF STERLING  
PLANNING BOARD**  
Butterick Building  
1 Park Street \* Sterling, Massachusetts 01564  
Website: [www.sterling-ma.gov](http://www.sterling-ma.gov)

Carl Corrinne, Chair  
Patty Page, Vice Chair  
Kirsten Newman, Clerk  
Val Pruneau, Member  
John Santoro, Member

Bus: (978) 422-8111 x2301 \* FAX (978) 422-0289

**Meeting Date: Thursday February 23, 2023**  
**Time: 6:30 pm**  
**Location: Butterick Municipal Building, Room 205**

### **AGENDA**

- 1) Approval Not Required (ANR) plan for Padula Realty Trust, splitting 21.5 acres off the 57-acre property located on 146 North Row Road (Map 10, Lot 1), to be permanently protected by an Agricultural Preservation Restriction through the MA Department of Agricultural Resources.
- 2) Determination under M.G.L. Chapter 40A, Section 16 (repetitive petition) regarding Katrina Jablonsky's application for a Special Permit for a commercial kennel per Section 301 -2.3.1.C.10 and 6.3 of the Town's Protective Bylaws to be exercised at 15 School Street in Sterling, as shown on Assessors Map No. 105, Lot 21. The Planning Board will consider and vote on whether to recommend the Zoning Board of Appeals hear this application anew.
- 3) Public hearing for two potential zoning changes:
  - Minor revision to accessory dwelling bylaw – adding some clarifications and standards for detached accessory dwellings, other minor changes.
  - Deleting the Zoning Bylaw's temporary moratorium on adult-use marijuana establishments.
- 4) Planning Board recommendation regarding the Town's right-of-first-refusal for the Chapter 61A land withdrawal request from Justice Hill Inc. for a portion of land on Justice Hill Road (tax map 18, lot 16).
- 5) Planning Board recommendation to Select Board regarding the acceptance of Primrose Lane as a Town Road at May Town Meeting.
- 6) Choose March meeting date
- 7) Minutes – January 26 and February 1, 2023

### **Adjournment**

