

**MINUTES OF THE PROCEEDINGS OF THE  
MASTER PLAN COMMITTEE  
THE TOWN OF STERLING**

**February 16, 2021  
Town Hall, Room 205  
ZOOM online meeting**

**Members Present:** Patty Page, Chair, Master Plan Committee, Land Use Topic Co-Chair  
Chuck Plaisted, Vice-Chair, Master Plan Committee, Open Space & Recreation Co-Chair  
Liz Pape, Secretary, Master Plan Committee, Land Use Topic Co-Chair  
Blaine Bershad, Services & Facilities Topic Co-Chair  
Maureen Cranson, Board of Selectmen Co-Representative  
Bob Dumont, Services & Facilities Topic Co-Chair  
Jim French, Natural & Cultural Resources Topic Co-Chair  
Rose Koven, Natural & Cultural Resources Topic Co-Chair  
Jed Lindholm, Circulation/Transportation Topic Co-Chair  
Rob Protano, Housing Co-Chair  
Julie Rusch, Economic Development Co-Chair

**Absent Members:** Keith Cordial, Economic Development Committee Representative  
Carl Corrinne, Planning Board Representative  
John Kilcoyne, Board of Selectmen Co-Representative  
Erin Sikorski, Open Space and Recreation Co-Chair

**Staff Present:** Domenica Tatasciore, Town Planner

**1. Open Meeting**

The Sterling Master Plan Committee meeting was called to order at the Sterling Town Hall on Thursday, February 16, 2021 at 6:35 pm and Liz Pape recorded the minutes. A quorum of Committee members was present, either in person or attending through ZOOM, and the meeting, having been duly convened, was ready to proceed with business.

**2. Acceptance of Meeting Minutes**

Motion made by Mr. Bershad, Ms. Rusch seconded, to accept meeting minutes of January 21, 2021. Motion passed.

**3. Updates from MRPC**

The Housing chapter was presented by Jennifer Burney of MRPC, including:

- Overview;
- Baseline Conditions: 2.6% growth from 2010 to 2019; doubling of our aging population by 2030; 90% of housing is single detached; 22.8% of households are low-income and 2.5% of Sterling housing stock meets affordable housing criteria;

February 16, 2021 Master Plan Committee Minutes

*Sterling is a community that values its natural beauty, agricultural history and can-do spirit. We envision a sustainable future that protects our town legacy, purposefully promotes growth and development, and encourages community engagement to enhance the quality of life for residents of all ages and abilities.*

- Opportunities and Next Steps: 29% of survey respondents want increase in starter homes, 22% want a greater variety of housing options; 20% want cluster zoning and open space; 16% want senior housing and 12% want mixed use housing options.

The Open Space and Recreation chapter was presented by Jonathan Vos of MRPC and included:

- Overview;
- Baseline Conditions and Recent Actions: town hired a town planner; Sterling acquired 200+ acres of protected open space; an expanded trail initiative; rebuilt tennis and basketball courts;
- Goals and Actions: have a 7-year Action Plan; goals include responsible stewardship of public lands, enhance athletic fields and other public facilities, improve transparency between town boards and committees, and identify new approaches to existing zoning and planning.

#### **4. Update from VHB**

VHB suggested a revision to the Vision Statement to include "...the quality of life for all our diverse residents regardless of their age or ability."

VHB presented overviews of the draft Land Use chapter, Natural, Cultural and Historic Resources chapter, Economic Development chapter and Public Facilities and Services chapter. VHB will distribute these chapters to the Master Plan Committee members for feedback by March 5. VHB requested that reviews use Word's Review Tool (at the tool bar at the top of the document) and use the New Comment feature (click Review, then select New Comment on the tool bar) to insert their comments within the document.

#### **5. Next Steps**

- March 5 – comments and feedback are due on the VHB chapters
- March 11 – next Sterling Master Plan Committee meeting (note: this is the 2<sup>nd</sup> Thursday of the month)
- April 15 – target date for Public Meeting #2, to share high level baseline conditions and solicit public feedback on what to do about those baseline conditions, which will begin to shape the plan goals.

#### **6. Schedule Next Meeting**

Next Sterling Master Plan Committee meeting is scheduled for Thursday, March 11, 2021, 6:30 pm.

#### **7. Adjournment**

Motion to adjourn made by Ms. Rusch, Ms. Koven seconded. Motion passed. Meeting adjourned 8:35 pm.

Respectfully submitted,  
Liz Pape, Secretary