

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

**March 11, 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  
Blaine Bershad, Services & Facilities Topic Co-Chair  
Carl Corrinne, Planning Board Representative  
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  
Rob Protano, Housing Co-Chair  
Julie Rusch, Economic Development Co-Chair  
Erin Sikorski, Open Space and Recreation Co-Chair

**Absent Members:** Keith Cordial, Economic Development Committee Representative  
John Kilcoyne, Board of Selectmen Co-Representative  
Jed Lindholm, Circulation/Transportation Topic Co-Chair  
Liz Pape, Secretary, Master Plan Committee, Land Use Topic 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, March 11, 2021 at 6:35 pm and Domenica Tatasciore 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. Protano, Ms. Cranson seconded, to accept meeting minutes of February 16, 2021. Motion passed unanimously.

**3. Updates from MRPC**

The Housing chapter was presented by Jennifer Burney of MRPC. She presented a population and housing overview of Sterling, as follows:

- Growing population - 2.6% increase from 2010 to 2017;
- Aging population – baby boomers over 65 – expected to double by 2030;

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*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.*

- Housing options limited to mostly single detached 90%;
- 22.8% of Sterling Households are low-income (earn less than 80% AMI) and 3.7% of households have extremely low income (earn less than 30% AMI);
- 2.5% of the year-round housing stock is affordable (SHI); 10% is the state's 40B mandate.

Ms. Burney stated that the draft Housing Master Plan chapter would be ready in April and would also include goals and objectives.

The Open Space and Recreation chapter was presented by Jonathan Vos of MRPC. He stated that the new revision he is working on will incorporate comments and feedbacks from the Committee members. He also stated that the revision will also include feedback and comments from Mr. Plaisted and the Open Space Implementation Committee (OSIC).

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

VHB and the Committee discussed possible revisions to the Vision Statement and that it would be refined at the next meeting.

VHB presented an overview and comments received pertaining to the draft Baseline Conditions of the Land Use, Natural, Cultural & Historic Resources, Economic Development, and Public Facilities & Services chapters.

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

VHB stated that the baseline chapters will be finalized in early April.

April 15, 2021 – target date for Public Meeting #2, to share high level baseline conditions and solicit public feedback on baseline conditions, which will begin to shape the plan goals.

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

Next Sterling Master Plan Committee meeting is the second public meeting and is scheduled for Thursday, April 15, 2021, 6:30 pm.

#### **7. Adjournment**

Motion to adjourn made by Mr. Protano, Mr. Dumont seconded. Motion passed. Meeting adjourned 8:15 pm.

Respectfully submitted,  
Domenica Tatasciore, Town Planner