

TOWN OF STERLING  
ZONING BOARD OF APPEALS MINUTES  
Butterick Municipal Building, Room 205 6:00 p.m.  
October 9, 2018

<i>MEETING:</i>	Chairman Fox called the Zoning Board of Appeals to order at 6:02pm. Present were members Diana Baldarelli, Pat Fox, Matt CampoBasso and Joe Curtin. Absent were: Jerry Siver and alternate member Rich Lane.
Minutes Approval	Joe Curtin moved to approve the minutes of August 14, 2018 as amended, Diana Baldarelli seconded. Pat Fox - aye, Matt CampoBasso- aye. All in favor.
Special Permits (2) – 150 Clinton Road Parcel IDs 69-01, 69-02	<p>Petitioner 150 Clinton, LLC submitted an application for two (2) special permits for the development of 5 commercial structures to be used for a self-storage facility, as well as an additional structure to be used as a manager's office and residence. The site is 7.51 acres and is zoned commercially. One special permit is for the warehousing, and the second is for a "major commercial development" (over 50,000 sf of structures.) The developer is Storage Solutions. Application contains both phases of development. First phase consists of four storage buildings and the manager's residence. The second phase is a long term goal and is based expressly on potential need. It is a minimum of 5 years out and will contain an additional 10,000 sf of storage. Applicant presented both phases in the interest of being up front with future plans.</p> <p>Each Storage Solutions site is designed individually, and this particular facility is designed to look like a large barn for the largest structure rather than a flat roofed storage facility and the manager's residence is designed to look like a farmhouse with a farmer's porch in front. Phase 1 of the design has 4 structures; (1a) 4,550 sf, (2a) 28,000 sf, (2b) 32,400 sf, (3a) 5,250 sf. Buildings 2a and 2b are individual structures connected by a roof to protect vehicles from the weather when loading and unloading, it is two stories and climate controlled. The barn façade give them a look of one large structure. Structures 1a and 3a are single level storage. All structures meet dimensional zoning setbacks.</p>
(parking)	<p>The manager's office and residence have 6 parking spaces – 2 for the residence, 4 for the office and is in compliance with bylaws. The bylaw requires an additional 41 spaces for the rest of the storage facility. Self-storage is unique in the sense that all parking is considered "live parking," where you are either in front of the storage unit or near the unit for loading and unloading. According to the independent review engineer, if you measured out the spaces in front of the units you'd have 70 parking spots. Although not a conventional parking lot, the development is in full compliance with the parking requirements.</p>
(abutter/buffer)	In regards to the abutter to the right, the applicant is currently redesigning initial proposal which would remove the rain garden behind the manager's office and increase the drainage to the rear of the property. This redesign should increase the buffer to 30-35 feet with design landscaping in the front and sides that would consist of a 2-3' berm with 6' evergreens. The distance from building 1a to the property line is 47'.
(traffic)	Entrance to the site is by conventional 2-way traffic from Clinton Road. Current design has entrance 2' wider than allowed – waiver of relief has been requested and independent review engineer has actually recommended going even wider. After entrance to the site, traffic will direct you towards the manager's office or towards a keyed access gate to gain access to storage facility. Once inside, you can go straight to the large structure or to the right - traffic moves in one direction, counter clockwise. Driveway location was selected for a number of reasons; to take advantage of solar melting in the winter, a straight shot from the entrance to the main facility because it will be the one most used, and access on Pratts Junction would prove too difficult for users because of the traffic islands forcing travel in one direction.

	<p>Facility will not be open 24 hours a day and hours of operation are currently being discussed with the Planning Board (next meeting 10/31/2018). Industry standard for calculating traffic at facility is 11 vehicles per 500 units of storage. This would come to 55 vehicles per day and that would be throughout the day, not just at peak traffic hours.</p>
(drainage)	<p>Plans are to mimic existing conditions for drainage. Larger structures (2a &amp; 2b) will have internal roof drains, downspouts that goes into an infiltration system, with an emergency overflow which will connect to wetland areas. Paved areas will go to an infiltration system off to the northwest. Runoff for the office will be diverted to a rain garden or to the back – though there is discussion of changing this to increase buffer to abutter on the east.</p>
(trash)	<p>Dumpster is behind building 1 – gated and isn't for customer trash. There's a small slot at the bottom to allow for cardboard. Policy is to contact anyone who has left something behind to come back and get it (as identified by security cameras).</p>
(lighting)	<p>LED lighting is against the buildings in a staggered fashion. There are some pole lights in the front and rear. All are downward facing and "night/dark sky friendly." No lighting in the buffer zone and some go off at night, but some are on all night for security reasons. Applicant has resubmitted plans to the Light Department for comment.</p>
Public Comment	<p>Applicant commented that the proposal has no adverse impact and is a much better use environmentally than what was there previously. Also noted was that 21E Testing (Environmental Assessment &amp; Due Diligence) was done and the site is clean.</p> <p>At 6:55 pm the floor was opened to Public Comment. Tony Mello of 160 Clinton Road expressed concerns about drainage/overflow from the proposed rain garden. Applicant is already working on revisions addressing drainage on the east side of the lot as well as reworking the plans to increase the buffer on the abutter's side. Stormwater is also being address by peer review as well as Conservation Commission. Applicant did not want to revise this set of plans until peer review was complete on the initial set of submitted plans.</p> <p>Chairman Fox addressed the applicant and stated that it is clear more information is needed, and for the applicant to note that areas of concern are traffic, hours of operation, lighting, drainage, buffer zones/vegetation.</p> <p>Joe Curtin made a motion to for a continuance at the applicant's request. Next meeting is scheduled for November 13, 2018. Diana Baldarelli seconded. All in favor, vote 4 aye – 0 opposed.</p>
Earth Removal	<p>As previously discussed, there are two working models of revised Earth Removal Bylaws. One drafted by Selectman Lane and one by the Earth Removal Working Group. The Board has drafted a letter suggestion that the Board of Selectman choose one of the models to ensure that the regulations are ready for the next town meeting.</p> <p>Joe Curtin made a motion to accept the draft and submit it to the Board of Selectmen. Matt CampoBasso seconded. All in favor, vote 4 aye – 0 opposed.</p>
40B Discussion (81 Chace Hill Rd)	<p>There is no application at this time and no formal action required at this time. However there has been suggestion that an application will be filed. This was added as an agenda item so that the Board could have a preliminary discussion about 81 Chace Hill Road.</p> <p>There were several abutters and concerned citizens that attended the meeting to learn more about 40B's and to express their concerns. Areas of concerns; definition of affordability, the Board's position on 40B's, historical and environmental concerns for the property, preservation of a farming</p>

community, and lastly concerns regarding notifications. The Board did their best to address concerns, but again, this is not an application before the Board. The project is still in the preliminary phase. Also, the Board assured attendees that abutters within 300' of the property line of 81 Chace Hill Road will receive a letter notifying them of the application/hearing when the hearing is scheduled.

(Northgate  
Meadows)

On October 3, 2018, a letter was sent to attorney Thomas Bovenzi of Bovenzi & Donovan, who is representing the builder of Northgate Meadows, requesting a timeline for beginning and completing construction.

Adjourn

At 7:50pm Joe Curtain made a motion to adjourn the meeting. Diana Baldarelli seconded. All in favor, vote 4 aye – 0 opposed.