

STERLING PLANNING BOARD MEETING MINUTES
April 8, 2015

Present: Kenneth Williams– Chairman, Clerk
John Santoro – Vice - Chairman
Ron Pichierri – ANR Agent
Michael Pineo – MRPC Rep.
Lucinda Oates & Betty Kazan – Administrative Assistants

Absent: Charles Hajdu – Member

Chairman Williams called the meeting to order at 7:00 PM in Room 202 of the Butterick Building.

ANR

David Dodd and Curt Bujosa submitted updated plans for a land swap of two parcels, each consisting of .087 acres identified as Parcel “A” and Parcel “B” located at 47 & 49 Sandy Ridge Road. They confirmed that all abutters had been notified.

Mr. Santoro moved that the Board endorse ANR Plan, Map 49, Lot # 37 & 38, 47 & 49 Sandy Ridge Road, Sterling, MA. Plan submitted by David P. Dodd and Curt Bujosa, prepared by B & R Survey, Inc. 100 Grove Street, Worcester, MA, Plan #14-296, dated March 30, 2015. Check #3610 received in the amount of \$100.00; Form A completed, with five copies of the plan. There was no further discussion. Motion seconded by Mr. Pichierri. The motion passed unanimously.

ANR

Karen Andrade on behalf of her mother OK Sun Deming, submitted an ANR requesting that parcel “1A” (approximately 1 Acre), 37 Clinton Road owned by OK Sun Deming be transferred to Karen Andrade of 35 Clinton Road for the creation of a house lot.

Mr. Santoro moved that the Board endorse ANR Plan, Map 86, Lot # 30, 35 & 37 Clinton Road, Sterling, MA. Plan submitted by Karen F. Andrade on behalf of her mother, Ok Sun Deming, prepared by G. C. Wilson Company, 55 Sterling Street, Clinton, MA 01510, Plan #55L-A, dated April 3, 2015. Check #2180 received in the amount of \$100.00; Form A completed, with five copies of the plan. There was no further discussion. Motion seconded by Mr. Pichierri. The motion passed unanimously.

David Grinkis of 73 Rugg Road was referred to the ZBA for further guidance regarding his 102 acre lot on Rugg Road.

SITE PLAN REVIEW ~ Solar Field Lancaster/Sterling ~ Redstone Hill Road

Haskell Werlin, Solar Design Associates along with John and Michael Gravelle of Sterling Manufacturing informed the Board that they are working together to design and build a 985 K solar array to provide power to the manufacturing operation located at

Final

Sterling Manufacturing, 640 Sterling Street in Lancaster. The land abuts Sterling property and the array would be located in the Town of Sterling, with power going to the manufacturing operation in Lancaster.

Mr. Haskell indicated that they were not ready to submit a site plan due to delays. He hoped to submit site plans at the next Board meeting on April 29, 2015.

Mr. Williams confirmed that at this point no plans have been submitted.

Chapter 61A Release Lot #1 / 60 Kendall Hill Road

The following document had been received from Attorney Mike Meloche, Meloche & Meloche, Attorneys at Law, Spencer, MA in regards to Lot #1, 60 Kendall Hill Road, Sterling:

Under the provisions of Massachusetts General Laws Chapter 61A Section 14 the intent by Robert Smiley to sell a parcel of land located on 60 Kendall Hill Road, Sterling, MA. The parcel consists of 117,614 square feet and is a portion of the property as shown on a deed from Robert Smiley and Susan Smiley recorded with the Worcester District of Deeds in Book 21623, Page 164, and a deed from Robert Ian Smiley recorded with the Worcester Registry of Deeds, in Book 53217, Page 221.

Pursuant to the statute, the Town has the right of first refusal for 120 days from the presentation of this correspondence to purchase the property from the seller at the same price as that presently offered by the proposed buyers. Lot 1 has a prospective purchaser for \$355,000.00, with a proposed closing scheduled within days of obtaining this release.

Mr. Pichierri moved that the Board not recommend the purchase of property owned by Robert and Susan Smiley. The reason being it is unclear to this Board from the request to release from 61A just what part of Lot #1 is being offered to the Town for “\$355,000” a bona fide offer? Their lawyer doesn’t appear to understand this either. Mr. Pineo seconded the motion. The motion passed unanimously.

District Local Technical Assistance (DLTA)

Mr. Pineo explained that the Economic Development Board has been working on a Route 12 overlay district zoning changes with grant money.

NOTICES FROM OTHER TOWNS

Notices from other Towns were made available for review and were passed on to the Zoning Board of Appeals.

INVOICES

Board members signed invoices from Haley and Ward, Inc. for professional services for 116 Pratts Junction Road project.

NEW BUSINESS

The Board welcomed Betty Kazan to the position of Administrative Assistant. The Board acknowledged Lucinda Oates for her years of dedication as the Administrative Assistant.

MINUTES

Mr. Pichierri moved that the Board approve the minutes for March 25, 2015 as corrected. Mr. Santoro seconded the motion. The motion passed unanimously.

9:08 P.M. ADJOURNMENT

Mr. Pineo moved that the Board adjourn. Mr. Pichierri seconded the motion. The motion passed unanimously.

The next regularly scheduled Planning Board Meeting is April 29, 2015 at 7:00 PM.

APPROVED BY:

