

October 28, 2014

Call to order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:34 p.m.

Roll was called: Dana Morrow-absent, Frank Bood-present, Ross Farrugia-present, Chris Turner absent, Cindy Donall-present, Alternate Walter Moriarty-present, and Alternate Paul Ezzell-absent.

There is one alternate vacancy on the Commission.

Staff present-Jamie Rabbitt and Joyce Gustavson.

Also present- Charles Corson, III, Caren Bailey, Gregory and Roberta Davis.

Audience of Citizens: No comment.

Approval of Minutes: C. Donall made a motion, seconded by W. Moriarty to approve the 9/23/2014 public hearing minutes as presented and with a correction to the 9/23/2014 regular minutes, Call to Order should have read...regular meeting...instead of special meeting. All voted in favor of the motion.

Correspondence: F. Bood stated for the record that the Commission has received a letter from Demian Sorrentino, Zoning Enforcement Officer regarding the Issuance of Zoning Permit 21-14 for "The Lollipot" for property located at 668 Sterling Road (copy on file).

Unfinished Business:

a. Referral of Excavation Ordinance Revision: Revisions for the Excavation Ordinance have been forwarded to the Board of Selectmen which will come back to the Planning and Zoning Commission in the form of an application. C. Donall made a motion, seconded by R. Farrugia to table to next month. All voted in favor of the motion.

b. Two-Lot Subdivision Application #PZS-2014-02 by Timberwolf Enterprises, LLC for 352 Main Street: J. Rabbitt reported that staff is in receipt of correspondence from the Board of Selectmen dated 10/8/2014 re-allocating the unused fees from the 2010 Planning and Zoning application to #PZS-2014-02 application by Timberwolf Enterprises, LLC in the amount of \$3,970. The Commission also received a fax from Andrea Truppa, attorney representing Timberwolf Enterprises, LLC dated 10/28/2014 withdrawing the current application for a two-lot subdivision for property located at 352 Main Street (copy on file). Discussion followed on re-allocating these funds for a future application. J. Rabbitt explained that Mr. Corson is asking for the credit to be rolled forward to an anticipated two-lot subdivision application within the next one to two weeks and the applicant is fully aware that if the Town's costs goes beyond the credit, he is responsible for the shortfall.

c. Delta Property (Fallon Subdivision) Finish Surface on Easy Street: J. Rabbitt reported that the Commission is waiting for adjusted plans from the land owners surveyor with regards to the easements as a few of the pipe installations are slightly askew of the original design location. The easements need to be adjusted to reflect that and in most instances the developer still retains the land next to where the pipe went versus being on someone else's land. There is also an inquiry from an abutting land owner concerning drainage issues that R. Gray has asked the Town Planner to look into. J. Rabbitt also reported that the surety associated with constructing the road needs to be rolled over to a maintenance surety for a period of twelve (12) months. Don Aubrey, Town Engineer, recommends the surety be between \$7,500 and \$15,000. Drainage was installed and the wearing cost was there for five (5) plus years and there was no settling around the basins. The surety would be for the surface wearage.

d. Executive Session to Discuss Pending Litigation for Sterling Trails, LLC Sterling Road (Route 14): J. Rabbitt stated that he does not have anything to report except that this will be heading to trial. F. Bood made a motion, seconded by C. Donall to table this item to the next meeting. All voted in favor of the motion.

New Business:

a. Consider and Act on 2015 Schedule of Meetings: W. Moriarty made a motion, seconded by C. Donall to approve the 2015 meeting schedule. All voted in favor of the motion.

Any Other Business:

a. Map Reading Training: This was covered at the last meeting; however, J. Rabbitt brought a simple one-lot development plan that could easily be reviewed tonight addressing hydrology and how to look at where the water goes. F. Bood made a motion, seconded by C. Donall to table this item to the next meeting. All voted in favor of the motion.

Audience Comments: None

Adjournment: A motion was made by F. Bood, seconded by W. Moriarty, to adjourn at 7:55 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christopher Turner, Secretary