

June 16, 2016

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:35 p.m.

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

Alternate W. Moriarty was seated for C. Turner.

Staff present- Jamie Rabbitt, Russell Gray, and Patricia Ball.

Audience of Citizens: David McKay, Kimberly & Andrew Tetreault, Ethel Tetreault, Colleen & Patrick Taylor, and Ernest Bessette.

Approval of Minutes: R. Farrugia made a motion, seconded by W. Moriarty to approve the meeting minutes of 5/19/2016 as written and presented. All voted in favor of the motion.

Correspondence: None

Unfinished Business:

a. 8-24 Referral on the Potential Sale of Town Owned Land Located Northerly of Snake Meadow Hill Road and Westerly of Margaret Henry Road (f/k/a/ Main Road #2): J.

Rabbitt, Town Planner, stated that he met with Demian Sorrentino, Zoning Enforcement Officer, to review the original deed dating back to 1939 and to discuss the application for the proposed disposition of Town owned property located northerly of Snake Meadow Hill Road and westerly of Margaret Henry Road. J. Rabbitt submitted into record a colored "Worksheet – Option for Distribution of Former Main Road #2 Right-of-Way" (copy on file). The disposition would allow these lots to become conforming with regard to lot size. J. Rabbitt reminded the members that under an 8-24 Referral, it was the Commission's role to determine if the sale and/or disposition of the property would be consistent/ inconsistent with the goals and objectives of the Town's Plan of Conservation and Development. D. Morrow stated it would provide the opportunity to make the lots more conforming to town requirements. J. Rabbitt recommended any disposition should be in its entirety and not just for conforming. W. Moriarty stated making it private land would solve landowners' issues. R. Farrugia questioned the possibility of one of the lots becoming more sub-dividable. J. Rabbitt stated that from a zoning perspective it is currently possible since the town has a two (2) acre minimum for lots. R. Farrugia made a motion, seconded by D. Morrow that the potential sale of town owned land located northerly of Snake Meadow Hill Road and westerly of Margaret Henry Road is consistent with the Town's Plan of Conservation and Development. All voted in favor of the motion.

b. Application by Ruggieri Properties, LLC to Construct a 9,600 sq. ft. Storage Building for Property Located at 114 Linwood Drive:

Revised site plans dated 6/10/2016 were submitted into record. David McKay of Boundaries, LLC representing Ruggieri Properties, LLC, stated that the application is to construct a 9,600 sq. ft. storage/barn building for the storage of tractors and equipment with one revision - designating the outdoor storage area on the plan. This application would typically be reviewed by the Zoning Enforcement Officer, however, due to a potential conflict; it is before the Planning and Zoning Commission tonight. J. Rabbitt reported the property is a large piece of land and everything is within the center of the land, it is a good site for uses such as this and given the nature of zoning regulations all storage sites are listed on the plan with date and time notice. R. Farrugia made a motion, seconded by W. Moriarty to approve application PZ-#2016-02 by Ruggieri Properties, LLC (Map 03832/029/0055) for the construction of a 9,600 sq. ft. building located at 114 Linwood Drive as referenced by plans entitled Improvement Location & Topographic Survey – "Boundary Location Plan" prepared for: Ruggieri Properties, LLC, consisting of three (3) sheets with a revision date of 6/10/2016. All voted in favor of the motion.

New Business: None

Audience of Comments: No Comment.

Any Other Business:

a. Commission Training: The tape was turned off at 8:08 p.m. and the Commission entered a workshop to discuss stone wall preservation laws. No decisions will be made during the workshop training.

Adjournment: R. Farrugia made a motion, seconded by W. Moriarty to adjourn at 8:28 p.m. All voted in favor of the motion.

Attest: _____
Patricia Ball, Recording Secretary

Attest: _____
Christopher Turner, Secretary