

September 20, 2021

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:30 p.m. with the Economic Development Commission.

Members' Present-Planning and Zoning Commission: Frank Bood, Dana Morrow, Victoria Robinson-Lewis, and Alternate John Angelone. Economic Development Commission: Dean Roussel, Geoffrey Cooper, and Judith Andrade.

Members' Absent-Planning and Zoning Commission: Ross Farrugia, Michael Rouillard, and Alternate Kim Smith-Barnett. Economic Development Commission: Craig Bein, Renee Bein, Ulric Deojay, Scott Blinkhorn, Marlene Cook, and Ross Farrugia.

Staff present-Jamie Rabbitt, Peter Rabbitt, Suzanne Tetreault, and Joyce Gustavson.

Also present-Melissa and Fred Nordstrom and John Muller.

Audience Comments: None.

Approval of Minutes: D. Morrow made a motion, seconded by V. Robinson-Lewis to approve the monthly meeting minutes of 7/19/2021 as written and presented. All voted in favor of the motion.

Correspondence: 1) F. Bood submitted for the record two (2) letters from Joseph Boucher of Towne Engineering, Inc. dated 7/27/2021 and 8/9/2021 regarding the Excavation Permit Application for American Industries Inc. for property located at 609 Sterling Road; 2) a letter from Site Development Specialist II of SBA Communications Corporation dated September 2021 regarding the addition of apparatus to the existing cell tower; and 3) an email from M. Rouillard dated 9/20/2021 resigning from the Commission.

Unfinished Business:

a. Discussion Regarding Plan of Conservation and Development: V. Robinson-Lewis made a motion, seconded by D. Morrow to table this discussion. All voted in favor of the motion.

New Business:

a. Discussion with Economic Development Commission Regarding Plan of Conservation and Development: General discussion was held regarding the future development of the Industrial Park and the Revere Site. Ideas discussed include recreational fields as they would benefit the Town, as well as the possibility of a restaurant/brewery and would an additional restaurant be able to survive in the Town. J. Rabbitt reported that before the Plan of Conservation and Development (POCD) gets updated, he is waiting for the 2020 census data as Sterling's numbers are not accurate. After discussion with the Economic Development Commission, it is the consensus of both Commissions that the POCD does not require any changes.

b. Application by Maximilian Candidus of ML CAT, LLC for Off Road Recreation/Motocross Track for Property Located at 220-258 Newport Road: The following was submitted into record: Zoning Application by Maximillian Candidus of ML CAT, LLC for off road recreation/motocross track. F. Bood reported that the application is not complete. The application has not been signed and payment has not been received. J. Rabbitt stated that according to the requirements of the Planning and Zoning Regulations, said application does not meet the requirements. V. Robinsons-Lewis made a motion, seconded by D. Morrow to accept the application as #PZ-21-02 and deny the application by Maximillian Candidus of ML CAT, LLC for property located at 220 (Map 03644-029-0015) and 258 (Map 03644-029-0001) Newport Road for off road recreation/motocross track. All voted in favor of the motion.

c. 8-24 Referral for the Potential Sale of 31 Hungry Hill Road: F. Bood reported that the Planning & Zoning Commission received a memo dated 8/26/2021 from the Board of Selectmen approving the request submitted by the Economic Development Commission for an 8-24 review of 31 Hungry Hill Road. Melissa Nordstrom's intent is to purchase the 0.5-acre property (parcel ID #001SC-017-0212). The Board of Selectmen approved the referral request on 8/18/2021 by the Economic Development Commission. As part of the condition of the sale and in the best interest of the Town, this property would need to be combined with Ms. Nordstrom's current 1.88 acre lot located on Hungry Hill Road (parcel ID #001SC-017-0210) to make one lot of approximately 2.38 acres to build a single family dwelling.

Audience Comments: None.

Any Other Business:

a. Commission Workshop-Roles, Responsibilities, Policies and Procedures. D. Morrow made a motion, seconded by V. Robinson-Lewis to table this item to the next meeting. All voted in favor of the motion.

Executive Session to Discuss 177 Gibson Hill Road – AKA- Gibson Park, LLC: F. Bood reported that the Commission does not need to go into executive session, but note that it is the Commission's expectation that if there is a need, the Selectman will evict the residents of said campground.

Adjournment: D. Morrow made a motion, seconded by V. Robinson-Lewis to adjourn at 8:21 pm. All voted in favor of the motion.

J. Rabbitt stated a motion was made but it was not done in a formal manner for Item c, under New Business. As no one has left the meeting, the Commission needs a motion to reopen the meeting.

V. Robinson-Lewis made a motion, seconded by D. Morrow to reopen the meeting at 8:22 p.m. to reconsider the 8-24 Referral for the potential sale of 31 Hungry Hill Road. All voted in favor of the motion.

V. Robinson-Lewis made a motion, seconded by D. Morrow that the sale of 31 Hungry Hill Road, owner Melissa Nordstrom, is consistent with the Town's Plan of Conservation and Development. All voted in favor of the motion.

Adjournment:

V. Robinson-Lewis made a motion, seconded by D Morrow to adjourn at 8:25 p.m. All voted in favor.

Attest: _____
Joyce Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary