

October 19, 2022

The meeting of the Sterling Board of Selectmen was called to order at 6:02 p.m.
Selectmen present-Lincoln Cooper and Jack Joslyn. Selectman absent-David Shippee.
Staff present-Joyce Gustavson.

Also present-Joseph Boucher, Daniel Blanchette, Charles Corson, III, and Travis Heath.

Pledge of Allegiance: Everyone stood to recite the Pledge of Allegiance.

Audience of Citizens: No comment.

Approval of Minutes: J. Joslyn made a motion, seconded by L. Cooper to approve the 10/12/2022 meeting minutes as presented. All voted in favor of the motion.

Correspondence: None.

Unfinished Business:

a. Commission Vacancies (Energy Committee, Family Day, Inland Wetland & Watercourses Commission, Recreation Authority Board, and Zoning Board of Appeals): J. Joslyn made a motion, seconded by L. Cooper to table this item to the next meeting as there are no candidates. All voted in favor of the motion.

New Business:

a. Approval of Bills: J. Joslyn made a motion, seconded by L. Cooper to approve the bills for 10/19/2022 in the amount of \$32,342.54. All voted in favor of the motion.

b. Treasurer's Monthly Reports: Reports were not available for tonight's meeting.

c. Special Excavation Application by Charles Corson, III, Executor of the Estate for Property Located at 131 Church Street, Map 03838, Block 024, Map 0024: Submitted for the record: Gravel Excavation Plan, Prepared for Charles W. Corson, III, Prepared by J&D Civil Engineers, Inc., dated 4/21/2022 with a Revision Date of 9/8/2022, two (2) letters from Joseph Boucher of Towne Engineering, Inc., dated 8/6/2022 and 9/23/2022, Inland Wetland & Watercourses Commission minutes dated 6/23/2022, Planning & Zoning Commission minutes dated 7/25/2022 and 9/19/2022, two (2) letters from Daniel Blanchette of J&D Civil Engineers dated 9/6/2022 and 9/8/2022, and Abutter Notification Return Receipts/Certified Mail. L. Cooper asked Daniel Blanchette, PE of J&D Civil Engineers, LLC to present the special excavation application for 131 Church Street. D. Blanchette stated that he is representing the applicant, Charles Corson, III for property located at 131 Church Street which is located across the Moosup River and Sterling Pond. D. Blanchette updated the Selectman on the history of this parcel. The property was purchased in 1997, then in 2006 the site was bought by another company, who excavated to close to the property line and was issued a Cease and Desist by Joe Theroux, Inland Wetland Agent. Two (2) other applications were submitted and later withdrawn for various reasons. In 2012 the property was purchased by Charles Corson, Jr. and there has been no work since 2009. The site is stable, there is no topsoil on the property but lots of vegetation. The excavation will take place towards the western side. The Board of Selectmen received a letter dated 8/6/2022 from Joseph Boucher of Towne Engineering, Inc. stating that he reviewed the application materials submitted, visited the site, and reviewed several files from previous applications. J&D Civil Engineers was copied on this letter. On 9/8/2022 the Board of Selectmen received a letter from J&D Civil Engineers responding to the comments submitted by Towne Engineering, Inc. Most comments were addressed with a couple of exceptions, one being the buffers. Buffers should be fifty (50) or one hundred (100) feet from a neighboring property. The previous applicant disregarded that going over the property line, so it will be difficult to maintain the buffer line. There was discussion regarding storm water management. It is the opinion of J&D Civil Engineers that the basin is built correctly, designed correctly, functioning correctly and is temporary. D. Blanchette also stated that he is trying to obtain a blasting report; however, the two (2) companies he reached out to stated they were not able to produce such a report. Other items discussed were hours of operation and possible waivers.

Travis Heath, 161 Sterling Road stated that he wants his property to maintain the current look and value when the project is completed. He also discussed his concern with blasting, radon issues, and the inside of buffer line.

J. Boucher asked if the radon system is in the well or the foundation and T. Heath stated both in the well and foundation. Two (2) different systems; water and the actual air inside the house.

D. Blanchette stated that the application does not propose any crushing or processing.

J. Boucher stated that in the Inland Wetland and Watercourses Commission approval, dated 6/23/2022 it states that the collection basin be re-engineered and inspected for suitability. He also asked where the four (4) feet of structural fill is coming from.

D. Blanchette stated it was left on the site and would not be taken out. The grades would be adjusted if need be.

J. Boucher also inquired about the sightline at the entrance as to what needs to be cleared and do you think you will get cooperation from the neighbors.

D. Blanchette stated the sightline to the south is excellent and looking north, some vegetation needs to be cleared. He also stated that he does not think he will get cooperation from the neighbors as he cannot reach them. Plans may have to be scaled back.

Other issues discussed include the following: Grading issues, hours of operation, fencing concerns from the Planning & Zoning Commission, significant truck activity if American Industries (609 Sterling Road) hauls at the same time, and blasting.

J. Boucher stated that there are two (2) sections in the regulations that need to be addressed. Section 116.13(a) blasting and Section 116.13(b) significant truck activity. L. Cooper stated that the traffic issue cannot be ignored and a traffic impact study needs to be done.

J. Joslyn made a motion, seconded by L. Cooper to table the public hearing to the next meeting. All voted in favor of the motion.

d. Consider & Act on Performance Bond for Action Air Systems, Inc.: L. Cooper stated that he received an email from Lee Scheinfeld of Action Air Systems, Inc., dated 10/18/2022 regarding the performance bond for the HVAC system at the Sterling Municipal Building, 1183 Plainfield Pike. The Request for Proposal (RFP) did not state to include a performance bond in the bid, and this is an additional cost. J. Joslyn made a motion, seconded by L. Cooper to approve Change Order #1 in the amount of \$10,980 for the performance bond. All voted in favor of the motion.

Any Other Business to Come Before the Board of Selectmen: None.

Adjournment: J. Joslyn made a motion, seconded by L. Cooper to adjourn at 6:50 p.m. All voted in favor of the motion.

Attest: _____
Joyce Gustavson, Recording Secretary