

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES December 1, 2010

Members present: Robin Perera; Eric Johnson; Tom Urmston; John Higley, Town Planner Gino Carlucci
Absent: John Stevens

Others present: Elizabeth Johnston (Library Director); Stacey Brandon (Chair, Library Board of Trustees); Nancy Hess; Phil Pryor (Stantec); Peter Byerly (Beacon Architectural Assoc.); Richard Smith (Adams & Smith, Architects); Peter Liffiton; Donald Crawshaw; Sue Spence; Jim Campbell; Thurza Campbell; Alicia Goody; Elliot Taylor; Tim Saletan; George Pucci; Tom Wirth; Helene Wirth; Howard Fisher; Susan Tyler; other citizens

The meeting came to order at 7:02 p.m. in the Sherborn Town Hall, Room 204B.

LIBRARY RENOVATION PROJECT

Elizabeth Johnston (Library Director), Stacey Brandon (Chair, Library Board of Trustees) and representatives of the architectural firms working on the proposed Library renovation project addressed the Board to present the current proposal for the renovation of the Sherborn Library. Ms. Brandon explained that timing was important for the current proposal because the grant being sought for partial funding of the renovation must be submitted by the end of January, 2011. Ms. Brandon emphasized that so far, because of previous grants received, there has been no cost to the town for the renovation plans. She stated that the Library is now 40 years old and has not been upgraded during that time in any major way, that the Library is not currently compliant with the Americans with Disabilities Act (ADA), and that the children's space—undersized even when it was built—is inadequate for current and projected future needs.

Architect Peter Byerly described the scope of the proposed renovation, illustrating his explanation with the current architectural plans for the renovation. He stated that parking and access are very important to the Massachusetts Board of Library Commissioners (MBLC), the group that will be awarding the grant for which the Sherborn Library has applied. He stated that the current proposal seeks to maximize use of existing space on the town campus and on Sanger Street, and that looking to the future, the hope would be to develop more spaces on Sanger Street and on the Kostic property recently purchased by the town.

The presenters for the Library noted that the cost for bringing the current building up to code (without implementing any plans for the proposed addition and other refurbishments) would be \$2.5 - \$3 million. The total cost for implementing the entire proposed renovation/addition would be approximately \$5.4 million, with the applied-for grant covering 50% of the first \$3 million and 45% of the next \$3 million. In

essence, the grant, if received, would cover approximately half of the proposed project's costs—reducing the cost to the town (before private fundraising by the Library)—to approximately the same as simply updating the facility to be up to code and ADA compliant.

Thurza and Jim Campbell raised what they felt were important issues concerning access to the building, including full and easy access to the building directly to the lower level. The Library representatives replied that there would be issues with implementing such access because a second full entrance to the Library would need to be monitored, and the plan was to keep staffing at its current level. Nancy Hess raised issues concerning parking for the building, and asked the Board to pay close attention to the parking plan so that any parking used by the Library on the town campus would be compensated for in other areas. Mr. Urmston asked Ms. Hess if she meant that the Board should encourage the Library, as the last in a series of town projects, to develop a good parking solution for the entire town campus; he said that he felt that Ms. Hess' suggestion was the right way to go. Later in the meeting, Mr. Urmston said that he would talk to Ms. Hess about the committee for the Kostic property on which she serves, and stated that perhaps someone on the Planning Board can act as a liaison to the Library renovation committee. Other citizens raised concerns about the septic system; but Ms. Johnston and the architects said that to their knowledge the current septic system would be adequate for the proposed renovation.

WESTERN AVENUE IMPROVEMENTS

Copy of Presentation/Petition on Western Avenue Intersections from Citizens to the Board of Selectmen and Advisory, 12/1/10 (Document referenced: 1); Indefinite Quantities Contract for Traffic Calming/Engineering Services for Western Avenue (Document referenced: 2)

Mr. Donald Crawshaw addressed the Board about a warrant article for using some ADESA money for more engineering as well as implementation of improvements at the intersections of Whitney Street and Western Avenue and Brook Street and Western Avenue. Mr. Crawshaw stated that the Traffic Safety Commission had approved a request for design options for these two intersections. Cost estimates are due by 4/19/11, in preparation for the ATM on 4/26/11. The citizens requesting the improvements need to know if they need to ask the town (at ATM) to appropriate more funds. Mr. Crawshaw said that proposals will come in during December, and that those proposals will be reviewed by a committee consisting of himself, Ed Wagner, and Warren Wheelwright to see if they need to ask ATM for more of the ADESA funds to be released.

Mr. Urmston asked if the previous traffic calming study had focused on these two intersections. Mr. Crawshaw said that it had not.

Mr. Johnson suggested adding an optional task to the requested proposals for the intersection of Maple and Washington Streets.

Ms. Susan Tyler (Traffic and Safety Committee) stated that the Traffic and Safety Committee is in favor of this article.

Mr. Crawshaw said that he is seeking the Planning Board's endorsement of this ATM article as a possible expenditure of ADESA funds.

Mr. Higley suggested that wording in the RFP allow for "whatever solution is appropriate."

Mr. Higley moved, and Mr. Johnson seconded, a motion to endorse the intent of the Western Avenue citizens' petition for the warrant article text. The motion passed 4 – 0.

WARRANT ARTICLES

2011 Notice of Intent, Warrant Article Title: Adoption of Stretch Code, Draft of 12/1/20/10 (Document referenced: 3); Article: Stretch Energy Code, Draft of 12/1/2010 (Document referenced: 5); Summary of the Massachusetts Building Code Appendix 120.AA, 'Stretch' Energy Code (Document Referenced: 6); General Laws: CHAPTER 40A, Section 3 (Document Referenced: 7); Proposed Revision to Section 3.4 (Document referenced: 8); Proposed 3.4 Revision and Comments by Town Planner, 11-29-10 (Document referenced: 8)

Stretch Code

Mr. Carlucci stated that he has already submitted a Notice of Intent to submit an article to ATM for town acceptance of the Stretch Code. He presented the Board with wording of the article to be submitted.

Agricultural Screening

Mr. Carlucci presented the Board with wording for a proposed revision to Section 3.4 of the town Bylaws on enforcement.

MINUTES

Mr. Higley moved, and Ms. Perera seconded, a motion to accept the Minutes of the November 17 meeting. The motion passed 4 – 0.

NEW ASSOCIATE MEMBER

Mr. Urmston stated that he wished to welcome Ms. Susan Spence, who has been designated by the Town Moderator as the new Associate Member of the Planning Board.

MASTER PLAN

Eric Johnson suggested that the Board develop a Master Plan, with respect to the Town campus. The Town campus plan should then be integrated into the next Town General Plan.

The meeting was adjourned at 10:15 p.m. The next meeting will be held on December 15, 2010.

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Copy of Presentation/Petition on Western Avenue Intersections from Citizens to the Board of Selectmen and Advisory, 12/1/10*
Location: Not on file; presented at the meeting by Mr. Donald Crawshaw
2. Document: *Indefinite Quantities Contract for Traffic Calming/Engineering Services for Western Avenue*
Location: Office of the Town Planner
3. Document: *2011 Notice of Intent, Warrant Article Title: Adoption of Stretch Code, Draft of 12/1/20/10*
Location: Office of the Town Planner

4. Document: *Article: Stretch Energy Code, Draft of 12/1/2010*
Location: Office of the Town Planner
5. Document: *Summary of the Massachusetts Building Code Appendix 120.AA, 'Stretch' Energy Code*
Location: Office of the Town Planner
6. Document: *General Laws: CHAPTER 40A, Section 3*
Location: Office of the Town Planner
7. Document: *Proposed Revision to Section 3.4, 11-29-10*
Location: Office of the Town Planner
8. *Proposed 3.4 Revision and Comments by Town Planner, 11-29-10*
Location: Office of the Town Planner

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board