

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES February 24, 2010

Members present: Tom Urmston, Robin Perera; Eric Johnson; Karen Jennings Flynn; John Stevens; John Higley; Gino Carlucci, Town Planner.

Others present: Doug Collins (Sherborn Recreation Commission), Ed Rose (Rose's Garage), Phil Reidy, Jane Reidy, George Shea, Eliot Taylor

The meeting came to order at 7:04 p.m. in the Sherborn Town Hall, Room 204B.

PUBLIC HEARING: WARRANT ARTICLES

The Board held a public hearing on articles to be presented for the Town Warrant.

Amending Accessory Municipal Use (sponsored by Sherborn Recreation Commission)

Doug Collins, Chairman of the Sherborn Recreation Commission, appeared before the Board to describe a possibility for re-doing the recreation fields at Laurel Farms. The Commission has been approached by a commercial enterprise looking to partner with the town to construct one or two turf fields at Laurel Farms. These fields would be built (and paid for) by the proposing group and given to the town for its use from April to November; from November through March, the group would erect a "bubble" over the fields and the group would operate and rent out the fields to re-coup their costs and for profit. During the November-March period, the town would be given some amount of time to use the facilities. The project would be carried out by means of a 10 – 20 year lease.

In order for this to be possible, the Recreation Commission is seeking a zoning change to allow the temporary bubble structure. It would do so by allowing accessory municipal uses to exceed 250 square feet (the current maximum) if approved by the Planning Board, and to include accessory municipal uses among those that are exempt from the height limit. If approved at Town Meeting, the project would still need a Special Permit from the ZBA and Planning Board site plan approval. The By-Law involved is Sec. 3.2, 31A, subparagraph B.

Mr. Stevens pointed out that all parties should be aware that zoning changes are permanent. There was significant discussion about the article. The Planning Board suggested narrowing the scope of it to ensure that it would not get out of control. It was suggested to change the language to limit exceptions from the

area requirement to only recreation uses on sites under the management of the Recreation Commission and only for uses that are temporary or intermittent in nature (defined as not exceeding 6 months in any 12-month period) and enhance or complement the primary municipal use.

Accessory Apartments: This article will be submitted as written.

Adaptive Use Special Permit: This article is virtually the same as the article submitted last year; but the vote on last year's article was very close and the Board thinks it is worthwhile to bring it before the town again.

Phil Reidy and Jane Reidy, owners and residents of one of the affected properties, stated that they are in favor of the article; Elliot Taylor, abutter to an affected property, stated that he was opposed to the article, and would favor insertion in the article, language curtailing traffic on the affected properties between 7:00 p.m. and 6:30 a.m. Mr. Urmston stated that the Board will discuss the addition of language concerning traffic.

Flood Plain District: This is essentially a housekeeping article that updates the references to the FEMA flood maps, and adds a phrase that the section of the bylaw applies whether or not such land is within a "Regulatory Floodway" designated by FEMA.

After discussion of the articles to be submitted by the Board, Mr. Urmston stated that there are two other articles on the Warrant with which the Board is involved:

(1) The article dealing with matching funds for a grant that has been applied for to acquire the CSX rail line right-of-way from about the Whitney Street bridge to the Holliston town line for future development of a rail trail that also runs through Holliston and Milford. Elliot Taylor again stated that he is opposed to any money being spent on that project.

(2) The article dealing with the addition of language specifying fines for violations of "rules and regulations" to that specifying fines for violations of "by-laws." Specifically, Mr. Urmston stated that the Board should seek an opinion from Town Counsel as to how the Board can enforce violations of its rules and regulations. Mr. Johnson stated that there has to be a mechanism for imposing/enforcing fines and liens.

PUBLIC HEARING: ROSE'S AUTOMOTIVE

The Board held a public hearing on the site plan for the proposed addition to Rose's Automotive.

The Board reviewed the site plan application of Rose's Automotive. Following a period of discussion among themselves and with Ed Rose, the Board decided to keep the hearing open until the Planning Board meeting of March 24, 2010 at 7:00 p.m. Mr. Rose explained that there may be an issue that might result in reducing the size of the building. The Board did not have any major issues with the plan. Mr. Carlucci requested that, for endorsement, a site plan prepared by an engineer or professional land surveyor in a format of 24" x 36" showing the entire property be prepared and that additional information on the proposed lighting be provided. He also requested that the exterior colors to be used be provided and that erosion control measures be added to the plan.

ANR FOR LOTS ON GREENWOOD STREET

Mr. Johnson moved, and Mr. Stevens seconded, a motion to endorse the plan submitted by David Parrish to combine and re-divide properties between Washington Street and Greenwood Street. The motion passed 4 – 0; Ms. Jennings Flynn abstained.

MINUTES

January 27: Mr. Johnson moved, and Ms. Jennings Flynn seconded, a motion to accept as amended the minutes of the January 27 meeting. The motion passed 5 – 0.

February 11: Mr. Johnson moved, and Ms. Jennings Flynn seconded, a motion to accept the minutes of the February 11 meeting. The motion passed 5 – 0.

The meeting adjourned at 9:53 p.m. The next meeting is scheduled for March 10 at 7:00 p.m., but may be cancelled because March 10 is the night of the Town Caucus.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board