

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES January 27, 2010

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

Others present: John Higley, Scott Chaudoin

The meeting came to order at 7:03 p.m. in the Sherborn Town Hall, Room 204A.

### APPOINTMENT OF NEW MEMBER

The first item was a joint meeting with the Board of Selectmen to appoint a new Planning Board member. Chairman Tom Urmston read a letter from Shawn Broderick resigning his position on the Board and he expressed his appreciation for the many years of service and valuable insight that was provided by Mr. Broderick. He then made a motion that was seconded to appoint Eric Johnson, currently serving as Associate Member, to the vacant position to serve the remainder of the term until May. On a roll call vote, the result was unanimous with all four remaining Planning Board members and all three Selectmen voting in favor of the motion to appoint Mr. Johnson.

### ANR

The Planning Board then moved to Room 204B for the remainder of its meeting. The next item was consideration of an ANR plan submitted by David Parrish for property on Greenwood Street. Mr. Carlucci presented the plan stating that it was simply a relocation of the lot line between two lots that already have houses on them and that no new lot was being created. However, Eric Johnson noticed that one of the lots on the plan did not have the minimum two acres to comply with zoning. Zoning compliance, other than frontage, is not a requirement for endorsement of an ANR plan. However, the plan included a note that stated that Parcel A would be combined with Lot 50C to form a buildable lot, and the Board felt that this was not an accurate statement since the lot would still be undersized. Therefore, on a vote of 3-0 (with Karen Jennings Flynn abstaining), the Board voted to not endorse the plan and to ask the applicant to adjust the lot lines again so that both lots would comply with zoning and resubmit the plan.

## **WARRANT ARTICLES**

In an update to the Board, Mr. Carlucci noted that he had met with Doug Collins of the Recreation Commission and Dan Keyes regarding a proposal for private sector involvement in installing artificial turf at Laurel Farm Fields in return for allowing a company to install and operate a “bubble” for four months per year that permit indoor soccer and other sports during the winter months. Zoning changes would be needed to allow this and such changes have been submitted for inclusion on the warrant. Board members had questions about this concept and asked Mr. Carlucci to invite a member of the Recreation Commission to attend the next meeting to explain the concept in more detail.

There was also discussion about the accessory apartment article. The Board asked Mr. Carlucci to adapt his blog post on accessory apartments into an article that could be sent to the newspapers.

## **TOWN CENTER REPORT**

The Board reviewed the draft Recommendations sections of the Town Center report. They recommended some reorganization of this section and that portions be deleted and others added. In particular there was a desire to add more history about the efforts to redesign North Main Street, to support bicycle use, support adaptive use, to add a separate section on water/septic recommendations and to ensure that they are not in conflict with the findings of the Water Commission, to add more information about mixed uses, and other changes.

## **OTHER**

### *Annual Report*

The Board reviewed the draft annual report for 2009. They suggested that a section on the Board’s concern about violations of the Scenic Road Act and the CMD Driveway Rules and Regulations, both of which limit driveway openings to one per lot.

## **MINUTES**

*January 13:* The minutes of January 13 were approved as amended on a motion by Karen Jennings Flynn, seconded by John Stevens. The vote was 4-0.

.

The meeting adjourned at 9:40 p.m. The next meeting is scheduled for February 10, 2010 at 7:00 p.m.

Respectfully submitted,

Gino Carlucci  
Town Planner