

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES March 24, 2010

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

Others present: John Burke (attorney for First American Title), Paul Puopolo, Elliot Taylor, Steve Welch (contractor for the company installing a satellite dish at the apothecary)

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

PUBLIC HEARING: ROSE'S AUTOMOTIVE

The Board opened, and then continued until April 21, 2010, at 7:00 p.m., the public hearing on the site plan for the proposed addition to Rose's Automotive.

32 BRUSH HILL ROAD

Attorney John Burke, representing First American Title, appeared before the Board to ask it to review and endorse an ANR plan to combine two parcels of land to correct a surveying error from many years ago. The proposed plan reunites the lot with a strip of land between it and Brush Hill Road.

Ms. Jennings Flynn moved, and Ms. Perera seconded, a motion to endorse the ANR. The motion passed 5 – 0.

Although the issue was not relevant to the approval of the ANR, Mr. Urmston noted that 32 Brush Hill Road is one of the properties that is in violation of Town rules as a result of a second curb cut. Mr. Urmston asked Mr. Burke why he has not been able to get in touch with the owners about the second curb cut. Mr. Burke stated that he would try to contact the owners and get them to come in to talk to the Board.

19 NORTH MAIN STREET

Mr. Steve Welch, contractor for the company installing a satellite dish at the apothecary (Walgreen's), presented a plan to add a satellite dish to the 19 North Main Street property for the Walgreen's communication system. The dish would be located at the rear of the property in the northwest corner.

After reviewing and discussing the proposal, the Board added a condition to the specifications for the installation that the pole on which the dish would be mounted must not exceed 15' and that the dish itself must not exceed 1.6 meters in diameter, and that it must be located in the specified northwest corner of the property.

Mr. Johnson moved, and Ms. Perera seconded, a motion to approve the plan as presented with the addition of the added conditions. The motion passed 5 – 0.

As the property owner, Mr. Paul Puopolo, was present at the meeting, Mr. Urmston asked Mr. Puopolo to provide the Board with the required as-built plan for the property. Mr. Puopolo stated that he could not give a timeline for providing the as-built plan because a number of issues are ongoing. Mr. Urmston reminded Mr. Puopolo that the as-built plan is a requirement, and Mr. Puopolo responded that the building permit for the property is still open. In response to a question from Mr. Urmston, Mr. Puopolo stated that he will be taking care of trimming the bushes at the front of the property this spring.

11 WASHINGTON STREET

The Board reviewed an application for a Determination of Exemption from Special Permit for changes to the Wireless Communication Facility for T-Mobile at this address. The change is a very minor addition (a handhole) to T-Mobile's facility at the UU Church building along with new fiber optic cable in a conduit and an equipment cabinet inside the building.

Mr. Stevens moved, and Ms. Jennings Flynn seconded, a motion to approve the application as it fulfills the requirements of Sec. 5.8.4 of the By-Laws, and therefore meets the criteria for not requiring a Special Permit. The motion passed 5 – 0.

WARRANT ARTICLES

Mr. Urmston stated that the amendments directly sponsored by the Board (Accessory Apartments, Adaptive Use Special Permit, and updates to the Flood Plain District maps) are straightforward, but that the Board also drafted an article dealing with penalties for violations of rules and regulations.

OTHER

The Board briefly discussed a letter from the Selectmen concerning development of the Medfield State Hospital site and the situation at that site with regard to Farm Pond's water.

MINUTES

Mr. Stevens moved, and Ms Perera seconded, a motion to accept as amended the minutes of February 24 meeting. The motion passed 5 – 0.

EXECUTIVE SESSION

At 9:07, Mr. Urmston moved, and Ms. Jennings Flynn seconded, a motion to go to Executive Session and to not return to open session. The motion passed 5 – 0. The Executive Session, to discuss a confidential letter from Town Counsel concerning possible litigation, adjourned at 9:58 p.m.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board