

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES November 3, 2010

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

Absent: John Higley

Others present: Steve Kurz, Elliot Taylor

The meeting came to order at 7:07 p.m. in the Sherborn Town Hall, Room 204B.

AGRICULTURAL COMMISSION

Mr. Steve Kurz, Chairman of the newly formed Agricultural Commission, spoke to the Board to say that as Chairman, he hopes to interface with all the other town boards, and to provide assistance to them when the need arises. He wanted to stress to the Board that farming can involve things other than agriculture, such as horse farming.

Mr. Urmston gave Mr. Kurz a copy of the Planning Board's current re-write of Section 3.4 of the Zoning By-Laws.

WARRANT ARTICLES

Parking Regulations

Mr. Carlucci will have a chart for the next meeting showing downtown parking according to the old regulations, what downtown parking would look like under the proposed regulations, and what the actual downtown parking situation is today. He will also present some information from other towns describing their parking regulations.

Articles relating to enforcement

Articles Relating to Enforcement of Town Sherborn General Bylaws, Draft of 10/20/10 (Document referenced: 1)

The Board reviewed and discussed warrant articles relating to the enforcement of Chapter 16, Section 1 and Chapter 22 of the General By-Laws. These articles would provide enforcement options and penalties for

violations of the referenced By-Laws. The Board proposes a \$300 penalty for failure to comply with these By-Laws.

Stormwater Bylaw

Comprehensive Stormwater Management By-Law, Draft of 10/20/10 (Document referenced: 2)

The Board continued its review of the proposed Comprehensive Storm Water Management By-Law.

Large-Scale Ground Mounted Solar Photovoltaic Facilities (Green Communities)

Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 10/18/10 (Document referenced: 3)

The Board reviewed and discussed a warrant article to promote and regulate the use of commercial and municipal solar photovoltaic facilities, and to encourage their location and use in a manner which minimizes negative visual and environmental impacts. The Board discussed ensuring that designating just the landfill area for the facility, without including the land along the power lines, would not result in spot zoning.

Screening Article

Town of Sherborn Zoning By-Laws (Document referenced: 4)

The Board will hold a place for a screening article on the Town Warrant. The Board discussed, in particular, Sections 1.3, 3.2, and 3.4 of the current Zoning By-Laws.

Zoning Bylaw Changes

Town of Sherborn Zoning By-Laws (Document referenced: 4)

Building Commissioner Walter Avallone has asked the Planning Board to sponsor some amendments to the current Zoning By-Laws. These changes include adding “debris/refuse” to Section 1.3, changing the definition of a “roadside stand” (Section 3.2), updating driveway compliance, (Section 4.4.6), updating the section on material removal (Section 5.4), and some technical corrections to Section 7.0.

Mr. Carlucci has asked Mr. Avallone to attend the next Planning Board meeting, on November 17.

Changes to Planning Board Subdivision Rules and Regulations

Memo from Gino Carlucci to the Planning Board, “Summary of Rules and Regulations Changes,” November 3, 2010 (Document referenced: 5)

Town of Sherborn Zoning By-Laws (Document referenced: 4)

Mr. Carlucci presented the Board with a memo summarizing proposed changes to the *Planning Board Rules and Regulations*. He asked the Board to review these changes and to be ready to deal with them at the next meeting.

RISING TIDE

Mr. Carlucci stated that the Rising Tide developers will be presenting to the ZBA on November 4.

LIBRARY

Mr. Carlucci said that the Selectmen have drafted a letter (that includes Mr. Carlucci's signature) stating that the Kosik property had been acquired and could be used for parking for the whole town campus, including the Library.

MINUTES

Ms. Perera moved, and Mr. Stevens seconded, a motion to accept the Minutes of the October 27 meeting. The motion passed 4 – 0.

Mr. Johnson moved, and Mr. Stevens seconded, a motion to accept the Minutes of the October 13 meeting. The motion passed 4 – 0.

The meeting was adjourned at 9:47 p.m. The next meeting will be held on November 17, 2010.

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Articles Relating to Enforcement of Town Sherborn General Bylaws, Draft of 10/20/10*
Location: Office of the Town Planner
2. Document: *Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 10/20/10*
Location: Office of the Town Planner
3. Document: *Comprehensive Stormwater Management By-Law, Draft of 10/20/10*
Location: Office of the Town Planner
4. Document: *Town of Sherborn Zoning By-Laws*
Location: Office of the Town Planner
5. Document: *Memo from Gino Carlucci to the Planning Board, "Summary of Rules and Regulations Changes," November 3, 2010*
Location: Office of the Town Planner

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board