

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES April 13, 2011

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

Others present: Peter Liffiton, Kitty Sturgis, Alex Dowse

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

495/METROWEST DEVELOPMENT COMPACT

495/Metrowest Development Compact (Document referenced: 1)

Barry Keppard and Cynthia Wall from the Metropolitan Area Planning Council (MAPC) presented a study relating to a state plan aimed at identifying priority development and preservation areas and transportation and infrastructure investments in 34 towns in the Metrowest/495 region over the next 20 years. Sherborn is one of these towns.

Mr. Urmston noted that Sherborn, like many towns, has financial issues, and asked how the town could use its land to advantage without affecting the town's character. The presenters replied that a purpose of the study is to provide a toolbox that a town can use to implement what the town has identified as priorities in planning.

ANR

The Board endorsed an adjustment of a lot line between two lots at the Farm Road/Forest Street intersection that creates a separate parcel around some contaminated land so that no abutting owners will have an Activity Use Limitation (AUL) on their property deeds.

Mr. Johnson moved, and Mr. Stevens seconded, a motion to endorse the site plan as an ANR. The motion passed 4 – 0 (Ms. Perera was not present for the vote).

WARRANT ARTICLES

Draft Warrant 2001, As of March 3, 2011, 11:10 AM (Document referenced: 2)

Draft Recommendations on Planning Board Zoning Articles (Document referenced: 3)

The Board discussed and then approved the language of the following Warrant Articles:

Articles 21 and 22 – The Board decided to withdraw these articles and to look again at Chapter 16 and talk to the Selectmen about a more comprehensive revision that would include a tiered penalty system and perhaps a local appeals process.

Mr. Urmston asked Mr. Carlucci to inform the Advisory Committee of the Board’s decision to withdraw the Articles.

DEVELOPMENT PATTERN DIFFERENCES BETWEEN DOVER AND SHERBORN

Massachusetts Department of Revenue, Bureau of Local Assessment, Final 2010 Equalization Study, January 31, 2011 – Dover (Document referenced: 4)

Massachusetts Department of Revenue, Bureau of Local Assessment, Final 2010 Equalization Study, January 31, 2011 – Sherborn (Document referenced: 5)

Population, 1970 – 2010 (Document referenced: 6)

Tax Levees – Sherborn (Document referenced: 7)

Tax Levees – Dover (Document referenced: 8)

The Board discussed the impacts of different development patterns in Dover and Sherborn.

Mr. Carlucci noted that the basic difference between the two towns in terms of tax revenue is the value of the residential properties. He also noted that Dover has more “protected” land.

Mr. Johnson stated that he felt that in the past, Sherborn has been “under-assessed.” Mr. Urmston noted that Dover’s houses are about 30% larger and that there are approximately 30% more houses in Dover than in Sherborn.

Alex Dowse said he felt that Sherborn needed more development that was not residential. Mr. Urmston said he felt that the town needs to “think outside the box” in terms of development strategies for the future.

PINE HILL ACCESS ROAD

Peter Liffiton gave an update on the road, saying that the Access Road Committee would present Town Meeting with a proposal for a paved road with no sidewalk or lighting.

The Board agreed to meet, if necessary, on April 26 at 6:30 p.m. at Lindquist Commons, to vote on approval of a site plan for the road.

SOUTHWEST AREA PLANNING COUNCIL (SWAP)

Memo: From Marc Draisen, Executive Director of MAPC, to Denis Fraine, Assistant Town Administrator, Bellingham, RE: DLTA Funding for project to create model parking bylaw for SWAP communities, April 5, 2011 (Document referenced: 99)

Memo: From Marc Draisen, Executive Director of MAPC, to Diane Moores, Assistant Town Administrator, Sherborn, RE: DLTA Funding for Regional ESCO Project, April 8, 2011 (Document referenced: 10)

Mr. Carlucci and Mr. Higley had participated in a SWAP meeting which formulated a proposal for a study addressing parking regulations and to encourage the use of “alternative” vehicles. Sherborn, along with 9 other towns, was granted funding for the proposal.

Sherborn also received funding (with other towns) to procure an engineering firm to conduct a preliminary assessment of renewable energy development potential for landfill and brownfield sites, and to participate in a regional RFP for an energy services company (ESCO), which may not be interested in Sherborn alone because of its small size.

OTHER

Mr. Carlucci stated that he had attended the National Planning Conference in Boston, and reviewed for the Board some of the conference’s highlights.

MINUTES

Mr. Johnson moved, and Ms. Perera seconded, a motion to accept as amended the Minutes of the March 23 meeting. The motion passed 4 – 0.

The meeting adjourned at 9:46 p.m. The next meeting will be on April 27, 2011.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *495/Metrowest Development Compact*
Location: Office of the Town Planner
2. Document: *Draft Warrant 2001, As of March 3, 2011, 11:10 AM*
Location: Office of the Town Planner
3. Document: *Draft Recommendations on Planning Board Zoning Articles*
Location: Office of the Town Planner
4. Document: *Massachusetts Department of Revenue, Bureau of Local Assessment, Final 2010 Equalization Study, January 31, 2011 – Dover*
Location: Town Planner’s Office
5. Document: *Massachusetts Department of Revenue, Bureau of Local Assessment, Final 2010 Equalization Study, January 31, 2011 – Sherborn*
Location: Town Planner’s Office
6. Document: *Population, 1970 – 2010*
Location: Town Planner’s Office
7. Document: *Tax Levees – Sherborn*
Location: Town Planner’s Office
8. Document: *Tax Levees – Dover*
Location: Town Planner’s Office
9. *Memo: From Marc Draisen, Executive Director of MAPC, to Denis Fraine, Assistant Town Administrator, Bellingham, RE: DLTA Funding for project to create model parking bylaw for*

SWAP communities, April 5, 2011

Location: Town Planner's Office

10. *Memo: From Marc Draisen, Executive Director of MAPC, to Diane Moores, Assistant Town Administrator, Sherborn, RE: DLTA Funding for Regional ESCO Project, April 8, 2011*

Location: Town Planner's Office