

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES February 9, 2011

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

Absent: John Stevens

Others present: Frank Hess; Jon Dowse; Veronica Kenney; Anne Beckebrede; Tish Gogan; Jane Pusch; other citizens

The meeting came to order at 7:02 p.m. in the Sherborn Town Hall, Room 204A.

PUBLIC HEARING ON RULES AND REGULATIONS

Memo from Gino Carlucci to the Planning Board, "Summary of Rules and Regulations Changes," February 9, 2011 (Document referenced: 1)

The Board held a public hearing on revisions to the subdivision rules and regulations and the addition of site plan rules and regulations.

Mr. Carlucci explained the proposed changes to the Site Plan Rules and Regulations and the Subdivision Rules and Regulations.

The major provisions for the changes to the Site Plan Rules and Regulations are:

- They establish requirements for the contents of site plans and the submittal of applications
- They provide details for the review process
- They establish design and construction standards

Changes to the Subdivision Rules and Regulations are both technical and substantive. The major provisions for the substantive changes involve: submittal requirements, design and construction standards, and administration.

Mr. Higley moved, and Mr. Johnson seconded, a motion to approve the changes to the Site Plan Rules and Regulations and the Subdivision Rules and Regulations. The motion passed 4 - 0.

ANNUAL REPORT

Draft, "2010 Planning Board Annual Report" (Document referenced: 2)

The Board reviewed a draft of its 2010 Annual Report to the Town.

Mr. Higley moved, and Ms. Perera seconded, a motion to approve the Planning Board's Annual Report to the Town. The motion passed 4 - 0.

MINUTES

Draft, Minutes of the Planning Board, January 26, 2011 (Document referenced: 3)

Mr. Higley moved, and Ms. Perera seconded, a motion to accept as amended the Minutes of the January 26 meeting. The motion passed 3 - 0.

PINE HILL ACCESS ROAD

Pine Hill Lane Extension Project FAQ (Document referenced: 4)

The Pine Hill Access Road Committee presented to the Board the latest plans and status of that project.

Mr. Hess stated that there was a need for the road, and asked Ms. Kenney to speak to the reasons for that need. Ms. Kenney stated that her primary concern was the safety of the children at the school. She stated that School Superintendent Spriggs has stated that it is against current code to have a single access to the school as it is now. Mr. Dowse added that while there has been talk about using Pine Hill Cemetery for emergency egress from the school, that is not possible because vandals have rolled a stone to block access to the cemetery as an exit, and the Highway Department has shut down Cemetery Lane because of the snow.

Ms. Perera stated that she thought some of the congestion issues could be eliminated if more parents had their children take the bus to school rather than driving them, and that she felt the situation was more a parking situation. Mr. Dowse said that he had spent significant time at the site this week and there was nowhere on site to put the snow. Mr. Hess stated that the sight lines coming out onto the proposed exit onto Rt. 16 were better than those coming out of Pine Hill Lane.

Mr. Urmston stated that he had visited the site a lot recently and that there were usually 6 - 10 vacant parking spaces in the back lot. He asked how many parking spaces were in the new plan; Mr. Hess said there would be a net gain of 23 spaces.

Ms. Tish Gogan, CSA President, spoke in favor of the road project, saying that even when children take the bus on a regular basis, there are days when they really need to be driven to/picked up from PHS for one reason or another.

When Mr. Urmston asked about the possibility that the town would be building a new school in the next "n" years, Ms. Kenney, Mr. Dowse, and Mr. Hess all replied that it was not going to happen.

The bid that the town will be asked to vote on at Town Meeting will be written with several options and will be approximately, \$1.024M. Mr. Hess stated that if the town did just the emergency road, but no parking enhancements, and then never used the road (because there were no emergencies) the town would be spending \$600K for what?

Mr. Urmston asked Mr. Hess about “Plan B” from last year. Mr. Hess said there could be:

- A dirt road; but the engineers said that would not work due to the grades and the resulting erosion.
- A hot top road (and not touch the parking).
- A hot top road (and not use it on a regular basis).

Mr. Hess also stated that the project would need lighting.

Ms. Anne Beckebrede stated that there was need to keep the children safe, but that all that was required to do that was the road. She was not in favor of tearing up the parking lot and increasing its size, as she does not believe it is worth the cost; she supports only what is necessary for safety. Mr. Hess then stated that sometimes by doing things in pieces, we think we are saving money, but are not.

Mr. Urmston said he felt most people understood the need for a one-way road going through the Pine Hill property; but he felt that anything the committee could do to cut back on the scope/cost of the project might make it more saleable to the town. He then asked how the Traffic Safety Commission felt about the project, and Mr. Dowse replied that Traffic Safety supported the project.

Mr. Higley asked about “the numbers” for the traffic intersections, as well as the long term issues for the Pine Hill School building. He asked about projections of numbers of students over the coming decades and about the number of students who are bused vs. the number who are driven to school by their parents.

Ms. Jane Pusch introduced the concept of a “walking school bus,” where students are bused to a central location, such as the parking lot off of Cemetery Lane, and then walk up the hill to the school—thereby avoiding the current congestion at the Pine Hill Lane intersection and on the Pine Hill property. She noted that there are a number of communities across the country that are implementing this type of program, which she noted saves fuel and at the same time provides some exercise for the children.

Mr. Urmston said that the Board would discuss the project at a future meeting and decide its position for the Town Meeting. He also asked whether the Board should do a site plan review before or after ATM (assuming the plan were to pass). The Board decided that if the documentation becomes available, they would do the site plan review prior to ATM.

WARRANT ARTICLES

The Board reviewed changes to its Warrant Articles suggested by the Advisory Board.

Stormwater

Comprehensive Stormwater Management By-Law, Draft of 12/13/10 (Document referenced: 5)

Advisory felt that the 15% grade language was too complicated. Mr. Carlucci will work up new language.

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

Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 12/13/10 (Document referenced: 6)

No changes except to modify the language so that it applies only to the landfill site that would be the only site within the overlay district, and not to potential future sites

Retail Parking Requirements

Article, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10 (Document referenced: 7)

Mr. Urmston will talk with Mr. Stevens about clarifying his position on these requirements prior to Town Meeting.

Agricultural Screening

Article: Special Uses Relating to Agriculture, Horticulture, and Floriculture, Draft of 12/13/10 (Document referenced: 8)

Mr. Higley suggested getting input from the Agricultural Commission, and stated that he would attend their meeting if the Board thought that was a good idea.

Roadside Stands

The Board decided to withdraw its article on roadside stands.

Enforcement

Article, Chapter 22 of the General Bylaws, Draft of 12/13/10 (Document referenced: 9)

Article, Chapter 16, Section 1, Chapter 21, Section 12, and Chapter 23, Section 3, Draft of 12/13/10 (Document referenced: 9)

Article 16: The Board will group the three articles asked for by the Building Inspector: debris, material removal, and some housekeeping language.

Article 20: No change to the penalty for the driveway by-law.

Article 21: Adding enforcement article for Rules and Regulations

Stretch Code

Article: Stretch Energy Code, Draft of 12/13/2010 (Document referenced: 10)

The Board changed the reference to the Appendix in the Building Code.

Mr. Carlucci stated that the bill to change some provisions of land use laws is now in the legislature, and asked if the Board should contact Rep. Linsky about this. Mr. Carlucci said that he would send e-mails to the appropriate people if the Board agreed. Mr. Johnson stated that he would like to read the bill first. Mr. Carlucci said that he would send the members of the Board a summary of the bill.

The meeting was adjourned at 10:45 p.m. The next meeting will be held on March 2, 2011 at 6:00 p.m. in order to accommodate attendance by the Board members at the Town Caucus at 8:00 p.m. that same evening.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Memo from Gino Carlucci to the Planning Board, "Summary of Rules and Regulations Changes," February 9, 2011*
Location: Office of the Town Planner
2. Document: *Draft, "2010 Planning Board Annual Report"*
Location: Office of the Town Planner
3. Document: *Draft, Minutes of the Planning Board, January 26, 2011*
Location: Office of the Town Planner
4. Document: *Pine Hill Lane Extension Project FAQ*
Location: Office of the Town Planner
5. Document: *Comprehensive Stormwater Management By-Law, Draft of 12/13/10*
Location: Office of the Town Planner
6. Document: *Article, Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 12/13/10*
Location: Office of the Town Planner
7. Document: *Article, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10*
Location: Office of the Town Planner
8. Document: *Article, Uses Relating to Agriculture, Horticulture, and Floriculture, Draft of 12/13/10*
Location: Office of the Town Planner
9. Document: *Article, Chapter 16, Section 1, Chapter 21, Section 12, and Chapter 23, Section 3, Draft of 12/13/10*
Location: Office of the Town Planner
10. Document: *Article: Stretch Energy Code, Draft of 12/13/2010*
Location: Office of the Town Planner

