

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES January 26, 2011

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

Absent: Tom Urmston; Sue Spence

Others present: Walter Avallone, Leiron Biton (ICF), Mike Berry (MA New Homes Energy Star Program), Jon Cronin, Michael Smith, Daniel Glickman, Michael Lesser, Brian Bigelow, Paul LaVoie, William Picard, Bruce Smith, Joanne Bissetta (DOER), Emily Powers (ICF)

The meeting came to order at 7:05 p.m. in the Sherborn Town Hall, Room 204A, with Board Vice-Chairman John Stevens as Acting Chair.

‘STRETCH’ ENERGY CODE

Summary of the Massachusetts Building Code Appendix 120.AA, ‘Stretch’ Energy Code (Document referenced: 1)

Mr. Stevens, noting that, to become a “Green Community,” the town would need to adopt the ‘Stretch’ Energy Code, introduced Leiron Biton of ICF International (consulting), acting on behalf of the state’s Department of Energy Resources, who gave a presentation to the Board and members of the public about what conformance with the Stretch Code would mean for the town.

Mr. Biton, who will be presenting an action plan to the Energy Committee in February, noted that if Sherborn were to become a “Green Community,” it may potentially be eligible for up to approximately \$150,000 in state grants each year it maintained that status. His action plan will provide an approach for Sherborn to meet Green Community criteria through:

- As-of-right siting for energy efficient facilities such as the photovoltaic facility proposed for the landfill
- An expedited permitting process for these energy efficient facilities
- Establishment of a baseline energy inventory and a commitment to reducing energy consumption by 20% over five years
- A fuel-efficient vehicle policy, in which the town would purchase only fuel-efficient vehicles for municipal use
- Adoption of the ‘Stretch Code’

If approved, the Stretch Code would become the only building code in effect in the town in 2012. Mr. Biton noted that the new *required* state building code, which will become effective in 2013, will be very similar to the 2012 Stretch Code. Then there likely would also be a new Stretch Code at that point.

If the current Stretch Code is approved at Annual Town Meeting, all future revisions of the Stretch Code would automatically be in effect until and unless the town were to rescind it at a later Annual Town Meeting. In that case, the town would lose its status as a “Green Community” and would no longer be eligible for the grants associated with that designation.

Mike Berry, of the Massachusetts New Homes Energy Star Program, gave a presentation on the current base (building) code, the ‘Stretch Code’, and what other towns’ experiences have been. He noted in particular that the new code is performance-based rather than prescriptive for new buildings. For additions and renovations, the code is prescriptive.

ANNUAL REPORT

Since Mr. Urmston was absent, the Board put off its Annual Report until the next meeting, when Mr. Urmston would be present.

WARRANT ARTICLES

Mr. Carlucci stated that Town Counsel had reviewed the Board’s Warrant Articles and had offered some technical changes to the articles. The Board reviewed the Warrant Articles it will sponsor for the Annual Town Meeting and discussed Town Counsel’s suggested changes.

Mr. Carlucci noted that while the changes suggested by Town Counsel were technical in nature, the Board has a public meeting on the articles scheduled for 2/23/11, and so the Board might want to incorporate input from that meeting into the final drafts of the Articles.

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

Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 12/13/10 (Document referenced: 2)

Town Counsel suggested some technical changes to this Article.

Retail Parking Requirements

Article, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10 (Document referenced: 3)

Town Counsel suggested that a definition of “gross floor area” be added to this article. Mr. Stevens stated that he was not convinced of the wisdom of decreasing the current retail parking requirements.

Agricultural Screening

Article: Special Uses Relating to Agriculture, Horticulture, and Floriculture, Draft of 12/13/10 (Document referenced: 4); Letter from Alex Dowse to the Sherborn Planning Board (Document referenced: 5)

The Board reviewed a letter written by Alex Dowse of the Agricultural Commission about this Article.

Stretch Code

Article: Stretch Energy Code, Draft of 12/13/2010 (Document referenced: 6)

The Stretch Code was discussed in the early part of the meeting.

Enforcement

Article, Chapter 22 of the General Bylaws, Draft of 12/13/10 (Document referenced: 7)

Article, Chapter 16, Section 1, Chapter 21, Section 12, and Chapter 23, Section 3, Draft of 12/13/10 (Document referenced: 7)

The Board made no changes to the Warrant Articles relating to Enforcement.

Stormwater

Comprehensive Stormwater Management By-Law, Draft of 12/13/10 (Document referenced: 8)

The Board made no changes to the Warrant Article relating to Stormwater.

TOWN CENTER REPORT

Since Mr. Urmston was absent, the Board put off discussion of the Town Center Report until a meeting when Mr. Urmston would be present.

LIBRARY

Mr. Carlucci stated that he and Mr. Urmston have a meeting scheduled with the Library's Building Committee for next Monday.

MINUTES

Mr. Higley moved, and Ms. Perera seconded, a motion to accept as amended the Minutes of the December 15 meeting. The motion passed 3 – 0.

The meeting was adjourned at 9:33 p.m. The next meeting will be held on February 9, 2011

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Summary of the Massachusetts Building Code Appendix 120.AA, 'Stretch' Energy Code*
Location: Office of the Town Planner
2. Document: *Article, Large-Scale Ground Mounted Solar Photovoltaic Facilities, Draft of 12/13/10*
Location: Office of the Town Planner
3. Document: *Article, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10*
Location: Office of the Town Planner
4. Document: *Article, Uses Relating to Agriculture, Horticulture, and Floriculture, Draft of 12/13/10*
Location: Office of the Town Planner
5. Document: *Letter from Alex Dowse to the Sherborn Planning Board*
Location: Office of the Town Planner
6. Document: *Article: Stretch Energy Code, Draft of 12/13/2010*
Location: Office of the Town Planner
7. 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
8. Document: *Comprehensive Stormwater Management By-Law, Draft of 12/13/10*
Location: Office of the Town Planner