

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES July 13, 2011

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

Others present: Peter Liffiton, Jon Cronin (Dover Patch), Elliot Taylor

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

ANNOUNCEMENTS

Board Member John Stevens has been appointed as the Sherborn representative to the MAPC.

The job opening for the Planning Board Clerk position has been posted.

MUNICIPAL CAMPUS PLAN

Landscape Plan: 11-1, Revision #6, 3/28/11, by Thurza Campbell, Timeless Designs (Document referenced: 1); Landscape/Parking Plan for Municipal Campus Extension, undated, by Gino Carlucci (Document referenced: 2)

The meeting was suspended at 7:18 p.m. so that the Board might visit the property next to Town Hall in preparation for a discussion about parking plans proposed for the municipal campus that would include that site. When the meeting resumed at 7:28 p.m., Mr. Johnson stated that he thought the root system of the beech tree might be impacted by parking in that area. Ms. Perera stated that she would prefer to see parking shifted back away from the tree.

Following discussion, Mr. Higley listed what he felt would be the comments of the group that he would convey to the Municipal Campus Committee via a phone call to Nancy Hess prior to her meeting on Thursday with the Board of Selectmen:

- The Board prefers the concept of parallel parking, with attention to the beech tree.
- The Board suggests getting an arborist's opinion about the tree.

- The Board liked the symmetry of an island in the plan that corresponds to the island on the Town Hall property.
- The Board feels that parallel parking preserves a larger section of the stone wall.

LONG RANGE GOALS

Draft, Mean Finished Area of Housing by Year of Original Construction (Document referenced: 3); Draft, Assessed Value of Housing by Year of Original Construction (Document referenced: 4); Dover Master Plan 2011 Resident Survey (Document referenced: 5)

The Board discussed how to measure progress on the four steps it had enumerated for attaining its long range goals: process to achieve the goals; timeline; key milestones; action/schedule/responsibilities.

Mr. Johnson noted that the Board had said it did not want to tackle the Master Plan this year, but instead finalize, release, and solicit opinions from other town boards on the Town Center Report (TCR). He suggested releasing the TCR to other town boards and committees on October 15. Mr. Higley asked if the Board favored presenting the TCR to the town at a fall Town Meeting if one were to be scheduled. Ms. Perera said that she did not favor presentation at a fall Town Meeting; she preferred release only to other Boards and Committees in the Fall, and then a presentation at Annual Town Meeting in the spring.

Mr. Carlucci reminded the Board that as it exists now, the TCR is simply factual; it does not contain any recommendations. He also noted that the Report needs some factual updating. Mr. Carlucci also suggested that in soliciting input from other boards and committees, the Planning Board present a range of recommendations, even some that the Board itself would not necessarily endorse.

The Board decided on a timeline for the updating and distribution of the TCR as:

- 10/1 – Send updated report electronically to other town boards and committees. Ask the boards/committees to respond in writing.
- 12/7 – Hold a hearing at the Planning Board meeting that evening where other boards/committees can provide feedback on the TCR.

Mr. Higley noted that as the Board had previously discussed being a presence at the Grange Fair upcoming in September, there is the opportunity to be part of the town’s “historical” booth. He said that the Board would need something to present there, and should be prepared at that time to talk about the TCR.

The Board looked at the survey that the town of Dover had used to update their Master Plan. Mr. Higley suggested the Board might want to post something similar on Mr. Carlucci’s Planning blog, and to assess whatever response might be elicited. Mr. Carlucci stated that he had already launched a Facebook® page related to planning, but that it currently had no content.

Mr. Stevens said that he felt the Board should focus its energies on two things in setting the direction for planning for the town:

- Revenue enhancement (tax burden)
- The town center

The Board then discussed at length the advantages/disadvantages of maintaining a “small” focus by concentrating on the town center vs. opening up a “large” focus by working on a Master Plan that would include the Comprehensive Land Use Reform and Partnerships Act (CLURPA). During the discussion, the

Board heard input from Elliot Taylor and Peter Liffiton. At the close of the discussion, the Board determined that it would focus this year on the TCR and then send out a planning survey with next year's (2012) Town Census with an eye toward updating the Master Plan.

OTHER

Green Communities

Mr. Carlucci stated that he had heard nothing yet on Sherborn receiving a designation as a Green Community.

495 Metrowest Development Compact

Mr. Carlucci stated that there was nothing new to report.

MINUTES

Draft, Minutes of the Planning Board, June 29, 2011 (Document referenced: 6)

Mr. Johnson moved, and Ms. Spence seconded, a motion to accept, as amended, the Minutes of the June 29 meeting. The motion passed 4 – 0.

ZONING – OPINION REQUEST

Memo from Eric Johnson to Gino Carlucci, cc: John Higley, July 13, 2011, Subject: Sherborn Planning Board Town Counsel Zoning Question (Document referenced: 7); Letter from Gino Carlucci to Sen. Ross and Rep. Linsky, Re: S. 1019, An Act relative to comprehensive land use reform and partnership (CLURPA) (Document referenced: 8)

Mr. Johnson stated that he had heard many inconsistent opinions about potential changes to the town's zoning, and he thought it would be proper to request an opinion from Town Counsel as to whether and how making some changes to town zoning might open up the town to being required to make other zoning changes as well. In particular, he was interested in how the introduction of town water and/or sewer might affect the validity of town zoning, and he would like to get an opinion either from Town Counsel or from some other valid source.

Mr. Higley stated that the Board should discuss this topic raised by Mr. Johnson at its next meeting. He also stated that for the next meeting, the Board members should read the appropriate sections of the TCR in preparation for talking about CLURPA and for talking about the Board's presentation at the upcoming Grange Fair.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Landscape Plan: 11-1, Revision #6, 3/28/11, by Thurza Campbell, Timeless Designs*
Location: Office of the Town Planner
2. Document: *Landscape/Parking Plan for Municipal Campus Extension, undated, by Gino Carlucci*
Location: Office of the Town Planner
3. Document: *Draft, Mean Finished Area of Housing by Year of Original Construction*
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4. Document: *Draft, Assessed Value of Housing by Year of Original Construction*
Location: Office of the Town Planner
5. Document: *Dover Master Plan 2011 Resident Survey*
Location: Office of the Town Planner
6. Document: *Draft, Minutes of the Planning Board, June 29, 2011*
Location: Office of the Town Planner
7. Document: *Memo from Eric Johnson to Gino Carlucci, cc: John Higley, July 13, 2011, Subject: Sherborn Planning Board Town Counsel Zoning Question*
Location: Office of the Town Planner
8. Document: *Letter from Gino Carlucci to Sen. Ross and Rep. Linsky, Re: S. 1019, An Act relative to comprehensive land use reform and partnership (CLURPA)*
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