

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES June 22, 2011

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

Absent: John Stevens

Others present: Peter Liffiton, Roger Demler, Frank Hess, Nancy Hess, Ken Adams

The meeting came to order at 7:05 p.m. in the Sherborn Town Hall, Room 204A.

### LONG RANGE GOALS

*General Plan: Goals and Policies, October, 2001 Previous Town Center Improvement Efforts, Draft, 12-16-09 and Draft, 9-17-09 (Document referenced: 1); Sherborn General Plan, Goals and Policies Statement, October, 2001 (Document referenced: 3); Chapter 16. Violations (Added 1978; amended 1989, 1992, 2011), Draft (Document referenced: 2)*

In developing goals for the Board for the coming year, Mr. Higley suggested focusing on the Town Center (as described in the Town Center Report[TCR]) and on enforcement issues. Mr. Johnson added that the Board should keep in mind the production of a revised General Plan, and should come up with a form for that plan and an outline, if feasible, for that document, and should look at how the Town Center Report could be useful toward that end. Mr. Johnson suggested that the Board decide on a form for the document by September and develop an outline by the end of the year. At the close of the discussion, Mr. Higley noted that perhaps the Board did not need to amend or re-write the current General Plan, but might rather want to interpret and then implement what already exists in that Plan. In response to Mr. Higley's comment, Mr. Carlucci stated that CLURPA, currently in the legislature, requires a master plan for each town every 10 years, and that the zoning in the town must match the master plan.

The Board feels that there is a need for input from the town's citizens as it begins to set long-term planning goals for the town. Suggestions for soliciting citizens' input included setting up a booth at the upcoming Grange Fair (September) and perhaps launching a Facebook® page.

## **TOWN CENTER REPORT**

*General Plan: Goals and Policies, October, 2001 Previous Town Center Improvement Efforts, Draft, 12-16-09 and Draft, 9-17-09 (Document referenced: 3)*

Mr. Johnson stated that the Town Center Report (TCR) should be made open to public comment. Mr. Higley suggested breaking the report into sections, and then reviewing those sections at public hearings.

Mr. Carlucci said it was important to solicit public input so that the Board could add recommendations for implementation of various aspects of the TCR. He also stated that the TCR should be updated to reflect changes that have occurred since it was written in 2009. Ms. Spence suggested approaching other town boards to determine what they would like to see going forward for the direction of the town. Mr. Higley and Mr. Johnson then suggested that the Board members come to the next meeting with some potential questions for a survey, particularly questions for other town boards.

## **SOIL STUDY**

With an eye to zoning, the Board had previously asked Mr. Carlucci to look at existing soil studies for the town. Mr. Carlucci reported that these soil studies indicate that 70% - 75% of the soils in Sherborn are problematical for installing septic systems.

## **MUNICIPAL CAMPUS EXTENSION**

Nancy Hess gave a presentation to the Board concerning the current status of the land purchased by the town next to Town Hall. She noted that at the time of purchase, the town had decided that the parcel should remain “undeveloped” until an appropriate use could be determined for it. Ms. Hess’ slideshow included a proposed parking plan for the campus that would extend onto the parcel. Mr. Carlucci also showed a parking plan to the Board that might be an alternative to the one specified in the slideshow.

## **COMPREHENSIVE LAND USE REFORM AND PARTNERSHIP ACT (CLURPA)**

*Letter to Sen. Ross & Rep. Linsky, Draft, June 23, 2011 (Document referenced: 4)*

Mr. Carlucci presented a draft letter to Senator Ross and Representative Linsky supporting CLURPA. The Board, including Mr. Stevens—who was absent from this meeting—will review the letter and vote on approval at the next meeting. If the letter is approved by the Board, Mr. Carlucci will send the letter to the legislators.

## **OTHER**

### **ADESA**

Peter Liffiton stated that he had sent a letter to Mr. Carlucci asking about rezoning of the ADESA property, and asked the Board for a response as to whether rezoning would be possible.

### **495 Metrowest Development Compact**

Mr. Higley said that he and other Board members, plus Grace Shepard, had attended a recent meeting with other towns concerning development, infrastructure, and preservation priorities.

### *Green Communities*

Mr. Carlucci said that the town had filed its application to become a Green Community, and that he felt it was fairly likely Sherborn would receive that designation. If designated a Green Community, the town would then need to submit an application for a grant of funds. Mr. Carlucci felt that the town would also likely be successful in securing that grant.

### *ESCO and Solar District Local Technical Assistance Projects*

Since Sherborn is a small community with few municipal buildings, it is less attractive than some others to companies looking to contract with an energy services company (ESCO). So MAPC has put together a proposal for 14 communities, including Sherborn that might make these communities more interesting to companies that invest money up front for these types of projects and then are paid from the energy savings to the towns over time. Similarly, MAPC has issued an RFP for an engineering firm to provide preliminary evaluation of potential renewable energy facility sites. Sherborn's landfill site is among the sites to be evaluated.

## **MINUTES**

*Draft, Minutes of the Planning Board, June 8, 2011 (Document referenced: 5)*

Ms. Perera moved, and Ms. Spence seconded, a motion to accept, as amended, the Minutes of the June 8 meeting. The motion passed 4 – 0.

The meeting adjourned at 9:45 p.m. The next meeting will be on July 13, 2011.

Respectfully submitted,

Mary D. Wolff, Clerk  
Planning Board

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Document: *Previous Town Center Improvement Efforts, Draft, 12-16-09 and Draft, 9-17-09.*  
Location: Office of the Town Planner
2. Document: *Chapter 16. Violations (Added 1978; amended 1989, 1992, 2011), Draft.*  
Location: Office of the Town Planner
3. Document: *Sherborn General Plan, Goals and Policies Statement, October, 2001.*  
Location: Office of the Town Planner
4. Document: *Letter to Sen. Ross & Rep. Linsky, Draft, June 23, 2011.*  
Location: Office of the Town Planner
5. Document: *Draft, Minutes of the Planning Board, June 8, 2011*  
Location: Office of the Town Planner
6. Document: Two draft parking plans for municipal extension