

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES March 2, 2011

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

Others present: Amy Davis

The meeting came to order at 6:03 p.m. in the Sherborn Town Hall, Room 204B.

### **ANR FOR 84 SOUTH MAIN STREET**

*Site plan for 84 South Main Street (Document referenced: 1)*

The Board reviewed the site plan for adjusting the property line between 80 and 84 South Main Street.

Mr. Stevens moved, and Mr. Higley seconded, a motion to endorse the ANR for the plan. The motion passed 4 – 0.

### **MINUTES**

*Draft, Minutes of the Planning Board, February 9, 2011 (Document referenced: 2)*

Mr. Higley moved, and Mr. Johnson seconded, a motion to accept the Minutes of the February 9 meeting as written. The motion passed 4 – 0.

### **WARRANT ARTICLES**

The Board reviewed its Warrant Articles.

#### ***Article 18: Stormwater***

*Comprehensive Stormwater Management By-Law, Draft of 12/13/10 (Document referenced: 3)*

Okay as now written.

**Article 19: Stretch Code**

*Article: Stretch Energy Code, Draft of 12/13/2010 (Document referenced: 4)*

Okay as now written.

**Enforcement**

*Article, Chapter 16, Section 1, Chapter 21, Section 12, and Chapter 23, Section 3, Draft of 12/13/10 (Document referenced: 5)*

Article 20: Okay as now written.

Article 21: Okay as now written.

**OTHER BUSINESS**

Mr. Carlucci stated that there was no new information to be discussed on the Library Renovation Project.

Mr. Carlucci stated that the Energy Commission had met last night and the consultant had presented to them a plan that would 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’

Mr. Carlucci stated that steps 1, 2, and 5, above, are ready to be voted on at Town Meeting and that step 4 above has already been taken care of by the town departments involved. He said that step 3 above is in process, and that the grant application for monies to implement the plan is due in June.

**PUBLIC HEARING ON ZONING ARTICLES FOR ANNUAL TOWN MEETING (7:00 PM)**

**Article 14: Retail Parking Requirements**

*Article 14, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10 (Document referenced: 6)*

Mr. Carlucci stated that Southwest Area Planning (SWAP) had reviewed parking requirements in all SWAP towns, and had asked the Massachusetts Area Planning Council (MAPC) to develop a “general” by-law that towns might use to reduce parking requirements, encourage pedestrian access, and provide incentives for fuel-efficient/electric vehicles.

Mr. Stevens had previously expressed reservations about the Board's proposed changes to the zoning by-laws that would make the town parking requirements less restrictive. Mr. Urmston asked Mr. Stevens to explain to the Board how the proposed changes might be modified such that he would support them at Town Meeting. Mr. Stevens said he saw no reason to change the requirements at this time, and again expressed his reservations about making the parking requirements for the town less restrictive when there had apparently been no incidence so far where the parking requirements discouraged business development in the town center.

The discussion of this issue, and the Public Hearing, were continued until the next Planning Board meeting in order that the Board could attend the Town Caucus beginning at 8:00 p.m.

## **AGRICULTURAL SCREENING**

Mr. Higley attended the Agriculture Commission meeting, but the meeting could not be held as there was not a quorum of the Commission present. Mr. Higley spoke at length with some members of the Commission. The general feeling of the members with whom Mr. Higley spoke was that they were not in favor of any restrictions that were specific to farming properties and that did not apply to other properties as well.

The meeting adjourned at 7:47 p.m. The next meeting will be on March 9, 2011.

Respectfully submitted,

Mary D. Wolff, Clerk  
Planning Board

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Document: *Site Plan for 84 South Main Street*  
Location: Office of the Town Planner
2. Document: *Draft, Minutes of the Planning Board, February 9, 2011*  
Location: Office of the Town Planner
3. Document: *Comprehensive Stormwater Management By-Law, Draft of 12/13/10*  
Location: Office of the Town Planner
4. Document: *Article: Stretch Energy Code, Draft of 12/13/2010*  
Location: Office of the Town Planner
5. 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
6. Document: *Article, Zoning Bylaws, Section 5.1.1 Minimum Parking Requirements, Draft of 12/13/10*  
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