

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES March 9, 2011

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

Absent: Tom Urmston

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

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

*Draft Warrant 2001, As of March 3, 2011, 11:10 AM (Document referenced: 1)*

#### ***Articles for 2011 ATM Warrant***

The Board discussed the language of the following Warrant Articles:

*Article 13* – Solar overlay district (photovoltaic installation at the landfill). Adds a new section to by-law 5.10.

*Article 14* – Authorizes the Selectmen to enter into a lease of up to 30 years for the photovoltaic installation at the landfill.

*Article 16* – Amends by-law section 3.4 relating to agriculture, horticulture and floriculture. Mr. Carlucci stated that Town Counsel had approved the language of the article. Mr. Johnson suggested hearing what the Advisory Committee had to say about the article at their review, and that if Advisory had many objections, suggested the Board could withdraw the article.

*Article 17 (submitted at the request of the Building Inspector)* – Amends the wording of by-law sections 1.3 (Basic Requirements), 5.4 (Material Removal), and 7.0 (Procedure and Coordination).

*Article 19* – Adds a new Chapter, 25, to the by-laws relating to stormwater management. Mr. Carlucci noted that the Conservation Commission had commented on this article, but said the comments did not really affect the article itself.

The Board also discussed *Article 15*, relating to minimum parking requirements in the town (by-law section 5.1.1). The Board continued to discuss the merits of loosening the parking requirements for the town's business district, with Mr. Stevens stating that he would like to see any loosening of requirements in response to a particular need, and Mr. Higley saying he might prefer an overlay district with a "form-based" code that might relate to the "visioning" of the town. The Board will discuss this article again at the next meeting.

The Board also discussed the following Warrant Articles submitted by other parties: *Articles 25 (affordable housing trust), 27 (STRAP grant), 28 (sidewalk on east side of North and South Main Streets), 30 (easement at 21 South Main Street), and 33 (citizen's petition to appropriate ADESA funds).*

### ***Pine Hill Access Road***

Mr. Carlucci talked about the relevance to the Planning Board of the proposed Pine Hill Access Road. He stated that if the road were done as an easement, it would require a site plan review, but noted that projects for educational uses have some exemptions. Mr. Carlucci also stated that Town Counsel did not see the proposed road as a town road. It was stated that the committee sponsoring the road did see it as a town road. Mr. Johnson noted that even as an easement, the proposed road right-of-way, at 50' wide, does not meet the 60' width requirement.

The public hearing on the Warrant Articles was continued until March 23, and the meeting adjourned at 9:02 p.m. The next meeting will be on March 23, 2011.

Respectfully submitted,

Mary D. Wolff, Clerk  
Planning Board

### **DOCUMENTS REFERENCED DURING THE MEETING**

1. Document: *Draft Warrant 2001, As of March 3, 2011, 11:10 AM*  
Location: Office of the Town Planner