

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

June 8, 2011

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

Others present: Jim Geoghan, Sunshine Farm

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 (Document referenced: 1)

In determining long range goals, Mr. Higley suggested looking at both the town's General Plan including the Goals and Policies Statement and the Community Development Plan. He said that a good strategy would be for the Board to define its goals and then seek input from other groups and boards.

Mr. Johnson said that he felt the General Plan would have empowerment only if other groups buy into that plan. He noted that the General Plan is usually presented at Annual Town Meeting, and he asked Mr. Carlucci if it was realistic to expect to have a new draft of the Plan by March, 2012. Mr. Carlucci replied that it would depend on how extensive a process the Board wished to use in developing the Plan. The previous Plan was developed over three or four years, using the ideas of many committees. Mr. Carlucci suggested perhaps revising the Goals and Policies statement for 2012, and then working on the details in following years. He also stated that CLURPA might have some different requirements for a Master Plan, so the Board should consider those as well going forward.

Mr. Higley suggested some goals might be: retaining the town's rural heritage, improving the town's fiscal situation, and developing the town center in terms of enhancements related to accessibility and functionality.

Mr. Stevens suggested the possibility of picking a few specific areas of the Plan to work on, and then determine how those areas might be reflected in a more generalized Plan.

Mr. Carlucci said he thought the Board should finalize the Town Center Plan, as that document talks about the financial impact of changes to the center. Mr. Johnson then suggested making finalizing the Town Center Plan (TCP) one of the Board's goals so that the Board could then distribute that document to other

groups; Mr. Carlucci noted that the TCP does not include recommendations on how to implement its goals, and he thought it would be worthwhile to ask other groups for suggestions for implementing the stated goals.

Mr. Johnson suggested using the TCP as a catalyst to put forth in the public arena to see how reactions to it might influence development of the General Plan.

STORMWATER ISSUES

The Board felt they would want to review what the Selectmen propose.

PENALTIES

Mr. Stevens suggested that the Board concern itself only with reforming its own penalties for rules and regulations violations. Mr. Higley said that it would be nice going forward for the town to have standardization.

PRELIMINARY SITE PLAN REVIEW FOR SUNSHINE FARM

Memo from Stephen Condon to Gino Carlucci, RE: Sunshine Farms – Solar PV, June 7, 2011 (Document referenced: 2); Waterline Alternative Energies, LLC to Sherborn Planning Board, Sunshine Farms – 60 kW Solar PV Ground Mounted Array, June 7, 2011 (Document referenced: 3); Schletter FS System Product Sheet, FS System, Generation 6 (Document referenced: 4); Schletter FS System Product Sheet, System Overview (Document referenced: 5); Selectria Renewables, Commercial Inverters, PVI 60KW, PVI82KW, PVI95KW (Document referenced: 6); Canadian Solar, CS5P, 240/245/25J0/255/260M (Document referenced: 7)

Mr. Jim Geoghan appeared before the Board to discuss the preliminary site plan for the installation of solar panels at Sunshine Farm. The proposed installation would provide 99% of the energy needed by the farm.

Mr. Stevens moved, and Ms. Spence seconded, approval of the site plan based on the dimensions, specifications, and placement provisions consistent with those contained in Exhibit 6 as submitted to the Planning Board. Fencing shall be consistent with current applicable codes, regulations, and industry practice.

The motion passed 5 – 0.

ZONING – DARCY WILSON DECISION

Letter from Acheson H. Callaghan, Jr. to the Board of Selectmen (re: Wilson v. Sherborn), June 26, 1975. (Document referenced: 8); Decision. Massachusetts Land Court. Darcy Wilson v. Town of Sherborn, June 8, 1973 (Document referenced: 9)

The Board reviewed the 1973 Land Court decision on the Darcy Wilson property to determine its strength with regard to zoning. Mr. Carlucci noted that the decision states that greater areas are needed for septic systems, and that this was a factor used to rule in favor of the town.

MINUTES

Draft, Minutes of the Planning Board, April 27, 2011 (Document referenced: 10); Draft, Minutes of the Planning Board, April 27, 2011 (Document referenced: 11)

Mr. Johnson moved, and Ms. Perera seconded, a motion to accept, as amended, the Minutes of the April 27 meeting. The motion passed 4 – 0.

Mr. Johnson moved, and Mr. Higley seconded, a motion to accept, as amended, the Minutes of the May 25 meeting. The motion passed 3 – 0.

The meeting adjourned at 10:15 p.m. The next meeting will be on June 22, 2011.

Respectfully submitted,

Mary D. Wolff, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Sherborn General Plan: Goals and Policies, October, 2001.*
Location: Office of the Town Planner
2. Document: *Memo from Stephen Condon to Gino Carlucci, RE: Sunshine Farms – Solar PV, June 7, 2011.*
Location: Office of the Town Planner
3. Document: *Waterline Alternative Energies, LLC to Sherborn Planning Board, Sunshine Farms – 60 kW Solar PV Ground Mounted Array, June 7, 2011.*
Location: Office of the Town Planner
4. Document: *Schletter FS System Product Sheet, FS System, Generation 6*
Location: Office of the Town Planner
5. Document: *Schletter FS System Product Sheet, System Overview*
Location: Office of the Town Planner
6. Document: *Selectria Renewables, Commercial Inverters, PVI 60KW, PVI82KW, PVI95KW*
Location: Office of the Town Planner
7. Document: *Canadian Solar, CS5P, 240/245/25J0/255/260M*
Location: Office of the Town Planner
8. Document: *Letter from Acheson H. Callaghan, Jr. to the Board of Selectmen (re: Wilson v. Sherborn), June 26, 1975.*
Location: Office of the Town Planner

9. Document: *Decision. Massachusetts Land Court. Darcy Wilson v. Town of Sherborn, June 8, 1973.*
Location: Office of the Town Planner

10. Document: *Draft, Minutes of the Planning Board, April 27, 2011*
Location: Office of the Town Planner

11. Document: *Draft, Minutes of the Planning Board, May 25, 2011*
Location: Office of the Town Planner