

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES November 9, 2011

Members present: Chairman John Higley, Eric Johnson, Robin Perera, John Stevens, Associate member Grace Shepard, Town Planner Gino Carlucci, Jr.

Members absent: Susan Spence

Others present: Carl Shedd, Jacqueline Murray, Peter Liffiton, Jim Murphy, Nancy Hess, Melissa Bowman, Robert Johnson, Thurza Campbell, Jim Campbell, Pat Teti

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

CARL SHEDD

Carl Shed came before the Planning Board to discuss the bylaw for shared driveways in Sherborn. Carl Shedd resides on a shared driveway off Farm Road and is concerned about the laws of Sherborn concerning shared driveways. One neighbor on Mr. Shedd's street wants to build a new driveway onto the shared driveway. This neighbor is running into resistance from the other neighbors who wish to share the common expenses equally even though this neighbor would be using only a small proportion of the driveway close to Farm Road. He stated that common law requires that such expenses be shared proportionally and posed the question of whether Sherborn's bylaw should reflect that. It was determined that even with a bylaw change, the neighbor would still have to get everyone on this street to agree and he would have to get a special permit.

114 HUNTING LANE

Sprint Vision Zoning Drawing, 114 Hunting Lane, Sherborn, MA 01770 (Document Referenced: 2)

Jacqueline Murray came before the board as a representative of Sprint (cell phone carrier). Sprint is in the process of upgrading its 3G technology to 4G. It is a way for Sprint to improve efficiency in their service. Sprint is proposing to replace 6 old antennas with 6 new antennas that will be very similar. There will also be an added cabinet within

the existing equipment building. Therefore, there will be no visual impact, no exterior change, and no new noise with these antennas. John Higley motioned to approve the proposal and all members were in favor.

TOWN CENTER REPORT

Sherborn Town Center: At a Crossroads, Draft, 7-18-11 (Document referenced: 1)

John Higley relayed to the members that the Town Center Report draft is posted on the Sherborn Happenings! blog. The members discussed several different boards such as Board of Selectman, Advisory Committee, Save Our Sherborn, Board of Health, Conservation Commission, Sherborn Business Association, School Committee, Historical Commission, etc., and which of the members could attend these board meetings to present and answer questions about the Town Center Report. Grace Shepard suggested getting more information from developers and others before the members went before these other boards. Gino Carlucci mentioned that there is a market study which supported the demand for a market in Sherborn Mr. Higley encouraged members to talk to developers and to get their opinions in an effort to get a reality check.

MUNICIPAL CAMPUS EXTENSION COMMITTEE

The Municipal Campus Extension Committee came before the board to explain the reasoning behind some of the things they have done and planned. There were three plans discussed. A plan created by Mr. Carlucci, one created by Thurza Campbell and the Municipal Campus Extension Committee, and one presented by Jim Murphy that was a draft prepared by the library architect. A significant discussion of each of these plans involved the concern of parking. Each plan incorporated changes in parking for the campus and the library.

Currently, when there are problems with parking, people are parking on lawns. There are also issues with getting into the library. Mrs. Campbell's plan proposed nose-in parking. This type of parking would create approximately 60 additional spaces. A member of the municipal committee asked "what is the opposition to nose-in parking"? Gino Carlucci explained that parallel parking is less of a barrier to the remainder of the campus, creates less impervious surface, it is more aesthetically pleasing, etc. Pat Teti pointed out the fact that, yes, Gino's plan may be more pleasing to the eye, however it is not solving the parking problem. Gino's plan would only allow for approximately 12 additional spaces. In order to receive a grant, the library needs more parking. The library plans to re-submit its application for the grant in January. A member of the audience stressed that there needs to be follow through with what the public is told. For example, if the public is told that there will be more parking, then there needs to be more parking. Gino Carlucci noted that Library representatives would be attending the next meeting on November 30 so this could be discussed further then.

PETER LIFFITON

Peter Liffiton came before the Board as the project manager representing a land owner in Sherborn. The land owner wants to create two conforming lots on his land off Washington Street which straddles the Sherborn and Holliston town line, as well as a

Section 4.4 reduced frontage lot that will need a special permit. Mr. Liffiton asked the members of the board if it would make sense for him to ask for a waiver for wetlands delineation when he comes back with a formal application. Gino Carlucci noted that the wetlands delineation will be needed anyway to get building permits so it might make more sense to have it done for the special permit. Mr. Higley gave feedback and felt the plan looked fine. A couple of the members stated that they would like to review the requirements of Section 4.4 before providing feedback. Mr. Liffiton will return for the November 30 meeting.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Mr. Carlucci relayed to the board that there still has not been any updates on the Green Communities grant. Mr. Higley added that he spoke to DOER, and everything has been delayed.

There was continued discussion on the possible changes in commuter line service.

Mr. Carlucci asked if the Board would like to support CLURPA which would eliminate the ANR process, reduce the master plan requirements from nine to five (it eliminates transportation and adds energy among other changes), etc. Mr. Carlucci explained that this was reported out of committee favorably in the spring and it was strongly supported. Mr. Carlucci noted that he has personally supported the bill and has drafted a letter of support for the Planning Board if it chooses to support this. No decision was made on the support letter.

MINUTES

The minutes of October 12, October 26, and October 27 were reviewed. There were minor changes to the minutes of October 12, some re-wording of sentences and grammatical errors fixed. John Stevens moved to approve the October 12th minutes and other members seconded the vote. John Stevens moved to approve the October 26th minutes and other members seconded. Both the 12th and the 26th minutes were approved with amendments.

Minor changes were made to the October 27th minutes. Mr. Higley will amend these minutes and bring them to the next meeting.

The next meeting will be on November 30, 2011.

The meeting adjourned at 10:56 p.m.

Respectfully Submitted,

Lynda Pyburn, Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Document: *Sherborn Town Center: At a Crossroads, Draft, 7-18-11*
Location: Office of the Town Planner
2. Document: *Sprint Vision Zoning Drawing, 114 Hunting Lane, Sherborn, MA 01770*