

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES October 12, 2011

Members present: Robin Perera, Susan Spence, John Stevens, Eric Johnson, Gino Carlucci, Town Planner

Members absent: Chairman John Higley

Others present: Paul Robinson (Land Surveyor)

The meeting came to order at 7:00 p.m. in the Sherborn Town Hall, Room 204A.

### PLANNING BOARD CLERK

Mr. Carlucci introduced the new Planning Board clerk, Lynda Pyburn, to the members of the board.

### TOWN CENTER REPORT

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

The Board members continued their edits on the draft of the Town Center Report (TCR). More specifically, the board continued the edits from where they left off at the last meeting- the Appendix. There were minor recommendations for changes of the draft of the TCR. A few examples were the recommendation to change the title of the "Summary of Previous Town Center Studies" because some of the referenced studies (e.g. past master plans) are broader than just studies of the Town Center. Also when referring to "private properties" in the draft to be more clear on what actually *is* private property. In addition, Ms. Perera pointed out that the TCR needs to make recommendations which make sense and that are achievable. Also, it was suggested that common themes from previous studies be identified.

During the editing process of the TCR, a major issue that came to the forefront was the "under developed areas" in Sherborn. Ms. Perera suggested that the board members partake in "site visits" and take a visual inspection of some of these areas to see where development can happen.

Overall, there were many other constructive edits and revisions that were suggested.

**PAUL ROBINSON (LAND SURVEYOR)**

*Plan of Land, 46 South Main Street, dated September 30, 2011 (Document referenced: 2)*

On behalf of the land owner, Paul Robinson, a land surveyor, submitted plans for property on South Main St. which, pursuant to the Town’s procedures for the submission of plans believed not to require approval under the Subdivision Control Law, proposed to eliminate an existing lot line, thereby creating 1 lot where there had previously been 2 lots. The Board acknowledged that the only issue before it and appropriate for consideration was whether the plans did or did not require approval under the Subdivision Control Law. The Planning Board determined that the plan was in compliance and did not require approval under the Subdivision Control Law and unanimously voted to endorse the plan.

**UPDATES ON GREEN COMMUNITIES GRANTS**

Regarding the grant, there is not yet any word on the Green Communities grant. MAPC has another program in which it will select a few towns to assist with energy related issues. Letters of interest are due in November.

**495 DEVELOPMENT COMPACT**

The next set of forums will be held in November for the 495 Development Compact project.

**MINUTES**

Due to the absence of John Higley, the September 7, 2011 and September 21, 2011 minutes were deferred to the next meeting.

The next meeting of the Planning board will be on October 26, 2011.

The meeting adjourned at approximately 9:15 p.m.

Respectfully Submitted,

Lynda Pyburn, Clerk  
Planning Board

**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: *Plan of Land, 46 South Main Street, by Paul N. Robinson, dated September 30, 2011*