

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES October 26, 2011

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

Others present: Art Schnure

The meeting came to order at 7:07 p.m. in Sherborn Town Hall, Room 204A.

ART SCHNURE

Art Schnure came before the members of the Planning Board and discussed why Sherborn is a great place to live, the reason behind creating a General Plan for Sherborn and lessons learned in the three years it took to compose and get the plan passed. One reason behind creating a General Plan was to serve as a back-up for the Zoning Bylaw. In addition, Art relayed to the board that some of the key lessons learned from doing the General Plan were that it was important to listen to the public and their opinions; and that having people go in front of the different boards to express these opinions was one of the best ways to get things done.

Members of the board posed questions to Mr. Schnure. One question posed by John Stevens involved the areas in which Mr. Schnure would go back to revisit or focus on concerning the General Plan. Mr. Schnure stated that it could be helpful to revisit or focus on Sherborn town center and changes to the “downtown” area. The members of the board discussed how shops and parking in back of the buildings near the railroad tracks, and making the “downtown” area a place where people could congregate and utilize, can be great ways to change the town center. Members of the board also asked Mr. Schnure how he came up with a fundamental outline of the General Plan, how he got people to attend the Planning Board meetings, and if he has heard of any “shortcomings” from the residents of Sherborn concerning the town. Mr. Higley mentioned doing a survey in 2012 surrounding the issues in which the town residents think are most important and a priority.

In addition members of the board also discussed the taxes that residents of Sherborn pay, and how the political and financial pressures have changed over the years for these residents.

TOWN CENTER REPORT (*Reference Documents 1 and 2*)

The Board members continued their revisions on the draft of the Town Center Report (TCR). Some of the paragraphs will be switched around so there is more cohesiveness in the report. John Higley motioned to restructure paragraphs surrounding the Planned Development Unit bylaw in the report. Members seconded the vote.

After the vote, Mr. Higley asked who, if any, of the members could attend the Board of Selectman meeting on 10/27/11. The members who can attend the meeting will be specifically talking about the town center and the TCR. This led to the discussion of possible new form-based codes (which may be discussed during the meeting on 10/27) being established in Sherborn. Mr. Higley stated that he would like to see a committee (which includes the Planning Board) put together to consider form-based codes. There was concern over changing “traditional zoning” in Sherborn to “form-based codes”, so Mr. Higley suggested that members see actual buildings built under form-based codes to get examples.

OTHER BUSINESS

It was stated that Sherborn does not have a Green Communities grant yet; however, Sherborn has a good chance of receiving the funds.

Also, the final plan and presentation for the 495/Metrowest Development Compact program will be presented on Tuesday, November 15th in the Framingham Town Hall.

Mr. Carlucci mentioned that the Foxborough commuter line, which is only used for events presently, is being looked at through studies to become a full service commuter rail station. That study also proposes event-day service to Gillette Stadium from Worcester, which would use the freight line that goes through Sherborn. This would mean track improvements from Foxborough to Framingham. It is not known if there would be a stop in Sherborn.

Lastly, Mr. Carlucci informed the board that T-Mobile (the cell phone carrier) wants to add an equipment box on Washington St. near the Holliston line. Mr. Carlucci relayed to the board that the box addition was most likely about processing more calls. The board approved T-Mobile’s plan to add an equipment box (*Reference Document 3*).

Minutes were reviewed and there were minor amendments to 9/7, 9/21, 10/12. The amended minutes for 9/7 and 9/21 were passed by the board. The 10/12 minutes were postponed until the next meeting so they could be further looked at.

The next meeting of the Planning Board will be on November 9, 2011.

The meeting adjourned at approximately 10:40 p.m.

Respectfully Submitted,

Lynda Pyburn, Clerk
Planning Board

DOCUMENTS REFERENCED DURING THE MEETING

1. Document 1: *Sherborn Town Center: At a Crossroads, Draft, 7-18-11*
Location: Office of the Town Planner
2. Document 2: *Form Based Codes, Southern New England American Planning Conference 2011 Handout.*
3. Document 3: *T-Mobile application for Section 5.8.4 determination and accompanying plans dated June 20, 2011, letter dated October 14, 2011 and affidavit from RF Engineer dated October 13, 2011*