

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES September 21, 2011

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

Members absent: Susan Spence

Others present: Eliot Taylor, Stacy Brandon, Nancy Hess, Frank Hess, Mary Wolff

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

LIBRARY

Stacy Brandon (Chair of the Library Board of Trustees) was present to provide the Board with an update on the status of the expansion and renovation project. She said that they had been asked to resubmit their grant application to the State by January 17, 2012. She said there were 3 primary issues with the initial application. First, sprinklers were not included in the design. They are working with the Fire Department and it appears that they could use the existing 8000 gallon tank that serves Town Hall. They are also considering a misting system, though that would be more expensive. She noted that FEMA had reviewed the building and determined that it could be used as a Tier 2 Emergency Operations center.

A second issue was that it is not part of the Minuteman regional system. That will change in 2 years when they join that system.

The third issue was the quirkiness of the site, including lack of designated library parking and inadequate walkways. These are being addressed.

There is a chance that the new design might be slightly smaller. They are also considering moving the Community Room from the addition to the existing building. The Planning Board was not in favor of this move.

John Stevens asked about potential future expansion beyond the planned addition. Stacy Brandon responded that there really is not sufficient room on the site to accommodate any additional expansion. Mr. Stevens suggested that consideration be given to closing Sanger Street, which could create more options and make it more pedestrian friendly and handicapped accessible.

Ms. Brandon further explained that the funding is federal and they expect that it to come through within about 2 years of resubmitting, but that Sherborn will be at the bottom of the waiting list. She also stated that the architects have the parking and circulation plan drafted by Thurza Campbell and are reviewing it.

Nancy Hess stated that the Municipal Campus Extension Committee would also like to come before the Planning Board to discuss campus issues.

TOWN CENTER REPORT (TCR)

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

The Board continued its review of the TCR in preparation for releasing a draft of the report to other town boards and committees. It was decided that the report prepared for the group that looked at creating a municipal water supply for the Town Center should be discussed and that the figure that was prepared showing the proximity of septic systems and wells should be added to the report. Also, it was suggested that the concept plan for redevelopment of the area including 27 and 29 North Main Street and 5 Powderhouse Lane be included in the report.

GRANGE FAIR

The Board next discussed Grange Fair. John Higley reported that it was a great event that reminded residents of Sherborn's heritage. Robin Perera stated that the tents showcased the future of Sherborn with themes such as the locavore concept, Community Supported Agriculture (CSA), etc. The Planning Board shared an exhibit area with Conservation Commission, Upper Charles Land Trust, and Forest and Trails Association. The MAPC maps and the map indicating development timelines were very useful. Mr. Higley regretted that he did not keep a log of visitors, but he spoke with 60+ people.

MINUTES

The July 27, 2011 minutes were approved as amended on a 4-0 vote. The August 24, 2011 minutes were approved as written on a 4-0 vote.

OTHER

The Board engaged in a discussion of Town finances, tax rates, schools and house sales with Advisory Committee member Mary Wolff.

The next meeting of the Planning Board will be on October 12, 2011. The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Gino Carlucci
Town Planner

DOCUMENTS REFERENCED DURING THE MEETING

Location: Office of the Town Planner (unless noted otherwise)

1. Document: *Sherborn Town Center: At a Crossroads, Draft, 7-18-11*
2. *Plan of Land, 172 Forest Street by Cheney Engineering Co. Inc. of Dover dated July 14, 2011*
3. *Synopsis of a Proposal for a Greater SWAP Area Public Transit Feasibility Study, 8/30/11*