

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

August 22, 2012

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

Charles Yon arrived at 7:30

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

Guests: Tom Wirth of 133 Western Ave/TWA, Elaine Chertarian of 12 Ames Drive, Paul Truax of GM Engineering, and Joyce Hastings of Consultants, Inc. - all representing 12 Ames Drive.

Western Avenue/12 Ames Drive Public Hearing (*Reference Document #1*)

The property owner appeared before the Board to present a proposal to build a private indoor horseback riding arena. The property is located on a scenic road. The proposal includes creating an access to the property from Western Avenue. This would require the removal of 25 feet of stone wall to create a driveway opening of 19 feet with 3 feet clearance on either side. The stones removed would be used to rebuild the stone wall in other places.

John Higley moved to approve the request consistent with the proposed plan. John Stevens seconded the motion. The Board voted to approve the opening in the stone wall, with the stipulation that existing stones be used to the extent feasible. Charles Yon was not present to vote. All voting members were in favor and the motion passed 4-0.

Western Avenue/12 Ames Drive Site Plan Review of Screening Plan (*Reference Document #1 and Document #2*)

The property owner presented a second proposal to clear invasive species and provide screening, with trees as indicated on the plan, around the location of the proposed indoor horseback riding arena. The Board reviewed Section 3.4 of the Bylaws in consideration of the motion.

John Stevens motioned to approve the proposal. Charles Yon seconded the motion and the motion passed unanimously 5-0.

In a subsequent discussion, John Stevens suggested that abutters should be notified, and have the opportunity to be heard by the Board, when someone applies for a hearing for a screening plan under Section 3.4. All members of the Board agreed that they will adopt this policy moving forward. The policy will provide that a proposed plan must be submitted prior to the date of the hearing and if it is not, the hearing will be continued. Further, abutters shall be notified in advance of such hearing. No hearing for consideration of the application will be scheduled sooner than 14 days from the date the abutter notice is mailed.

TOWN CENTER REPORT (*Reference Document #3*)

Grace Shepard began the discussion by suggesting that raised crossing areas be installed in the center of town on Route 27. John Higley agreed that crossing areas are a good idea and should be added to the sidewalk recommendations when they are written.

Other recommendations were discussed including: minimizing curb cuts, adding parking zones, changing setbacks, and allowing special permits. Revenue Development will then be asked to add their comments. John Stevens suggested also writing a small article for the Dover Patch which would summarize the ideas and invite citizen comments.

The Board will plan out how to draft all of these recommendations during the next meeting.

OTHER BUSINESS

Gino Carlucci sent requested information to CRWA and is waiting to hear back.

The town of Wrentham was selected for the “smart sewerage” project.

Gino Carlucci and Grace Shepard attended the SWAP meeting today. There is a transit efficiency study being conducted collecting data of local services to determine community patterns and gaps that can be filled inexpensively.

MINUTES

Charles Yon moved to approve the July 11th minutes. Robin Perera seconded the motion. Eric Johnson abstained as he was not in attendance on July 11th. The motion passed unanimously with all voting members.

John Higley moved to approve the August 8th minutes as amended. Eric Johnson seconded the motion and it passed unanimously.

The next meeting of the Planning Board will be September 5, 2012.

John Stevens moved to adjourn the meeting at 10:07 p.m. Eric Johnson seconded the motion and it passed unanimously.

Respectfully Submitted,



Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Proposal for 12 Ames Drive
2. Planning Board Bylaws (Section 3.4)
3. Map of town center