

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**December 5, 2012**

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

Charles Yon arrived at 7:34 p.m.

John Higley called the meeting to order at 7:10 p.m. in Sherborn Town Hall, Room 204B.

**Others Present:** Bob and Alison Murchison of 177 Lake Street, Jim Murphy of 44 Bear Hill Road, Sheila Bresnehan of 6 Russett Hill Road, and Fred King of Schofield Brothers

### **TOWN CENTER REPORT**

Gino Carlucci and John Higley attended the Littleton discussion about water and sewer installation in the Route 495 MetroWest region. Most attendees were engineers. Sherborn, Wrentham, and Littleton were represented. Individual wells and septic have a tendency to increase nitrate build-up in the ground. This system will help disperse the nitrates. The project will also enable Littleton to develop where otherwise it wouldn't be possible. Littleton is larger than Sherborn and includes a large industrial area, so some aspects of the project wouldn't apply to a town like Sherborn. The project will be voted on in May.

The Board would like to gather photos of the town center from 30 years ago to compare with photos of the current town center and the new 30-year vision.

### **WARRANT ARTICLES** (*Reference Documents #1, #2, #3, #4, and #5*)

#### **Over 55 Housing Re-Zoning and Property Conveyance:**

Bob Murchison requested that the Board be the proponent of a Notice of Intent for a Warrant Article with two components: re-zoning and property conveyance.

Mr. Murchison plans to purchase the Peace Abbey property which is comprised of three plots: one with a house and barn, one with the library, and a "back lot" of just under one acre. The property would maintain a Peace Memorial Park in accordance with the current owner's wishes. Existing buildings would be rehabilitated, the property would be landscaped, and the single family dwelling would be used as home, office space, or retail establishment. Housing for seniors is being considered for the back of the property. The area would include public

pathways, benches, and open space. Ideally this would benefit Woodhaven and the community as a whole. If the Warrant Article is passed, a special permit application would have to come before the Planning Board and zoning changes would be needed.

Sheila Bresnahan commented that a survey was passed out on Election Day which polled citizens about their interest in a senior community in Sherborn. Approximately 350 of 500 surveys indicated support.

John Stevens moved to approve the Notice of Intent. Charles Yon seconded the motion and it voted to pass 5-0.

**Zoning Amendments to Section 4.6 Planned Unit Development:**

The Board considered a Warrant Article to increase the maximum size of a single retail outlet from 2500 square feet to 8,000 square feet. A range of 6,000-10,000 square feet was previously discussed at the February meeting. All Board members agreed that a change to less than 6,000 square feet would not be useful.

Eric Johnson moved to approve the Notice of Intent for an increase to 6,000 square feet. Robin Perera seconded the motion and it voted to pass 5-0.

**Zoning Amendments to Section 4.6 Planned Unit Development:**

The Board considered a Warrant Article to allow multi dwellings as part of a PUD, but limited to a maximum of 50% of total building area, no more than two bedrooms per unit, and a minimum of 10% must be affordable.

In consideration of the Warrant Article to increase the maximum size of a single retail outlet, the Board decided not to pursue this Warrant Article at this time.

**Acceptance of Easement on Whitney Farms Property that Provides Private Parking and Access to Trail Rail**

The Board considered a Warrant Article to accept an easement that allows parking of 4-5 cars and pedestrian access to the Rail Trail from Whitney Street. This was a condition of the permit for the Whitney Farms development. Eric Johnson stated that he supports the Article as long as the easement terms are included in it.

Charles Yon moved to approve the Notice of Intent for acceptance of the easement. John Stevens seconded the motion and it voted to pass 5-0.

**MEDICAL MARIJUANA**

Due to time constraints, this discussion was deferred.

**COMMUNITY PRESERVATION ACT**

Due to time constraints, this discussion was deferred.

**MINUTES**

Due to time constraints, this discussion was deferred.

## **OTHER BUSINESS**

### Smart Sewering:

The Board discussed the Smart Sewering meeting. At least 35-40 people attended. The meeting was not televised, but the slide show will be circulated. Smart Sewering seems to be consistent with the Sherborn general plan. The discussion centered around the safety of ground water versus surface water, biofuel, and micro turbines. Gino Carlucci noted that the group also discussed using a septic utility which would include regular maintenance for a reasonable fee.

The next meeting of the Planning Board will be December 19, 2012.

The meeting adjourned at 10:31 p.m.

Respectfully Submitted,

  
Jessica Pettit

Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. 2013 Warrant Notice of Intent, Over 55 Housing (Re-zoning and Property Conveyance), submitted by Bob Murchison
2. 2013 Warrant Notice of Intent: Over 55 Housing (Re-zoning and Property Conveyance), submitted by Gino Carlucci
3. 2013 Warrant Notice of Intent, Zoning Amendment to Section 4.6 Planned Unit Development (to increase the maximum size of a single retail outlet)
4. 2013 Warrant Notice of Intent, Zoning Amendment to Section 4.6 Planned Unit Development (to allow multi dwellings as part of a PUD)
5. 2013 Warrant Notice of Intent, Acceptance of easement on Whitney Farms Property that Provides Parking and Access to Rail Trail