

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES January 11, 2012

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

Others present:

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

### **TREE HEARING** (*Reference Document #1*)

The first item of business was continuation of the hearing regarding the annual list of trees that are dead or dying and that proposed for removal from the scenic roads.

John Higley reported that he had visited the three trees on Lake Street and he agreed that all three should be removed if they are on town property. The 20" dead pine at 144 Farm Road was also questionable as to whether it was on Town property. Grace Shepard suggested that the Tree Warden notify private owners of trees that threaten electrical wires. It was also suggested that, in the future, that trees be more clearly marked with ribbons and that they be identified by address as well as pole numbers. On a motion by John Higley and seconded by Eric Johnson, the Board voted 4-0 to approve the trees for removal that are confirmed to be on Town property except for Tree #6 on Lake Street which can be deferred to another year.

### **WARRANT ARTICLES**

The Board discussed the draft warrant article pertaining to enforcement. Wording to allow "tolling" of the proposed fines and the discretion to reduce the fine as appropriate based on specific circumstances. The revised draft will then be sent to Town Counsel for her comments.

## **TOWN CENTER REPORT**

John Higley reported that he had spoken with members of the Levitation Committee. They would like to be involved in Town Center discussions but need to meet and get organized themselves first. Grace Shepard met with a real estate attorney who discouraged conducting a market study by a consultant saying that many development opportunities are “in the eye of the beholder” or just luck. There was additional discussion about Town Center potential, and how PUD and/or form-based codes might impact the potential. John Stevens suggested that business owners be involved and John Higley stated that he would find out when the next Sherborn Business Association was and attend.

Robin Perera suggested that people with new ideas need to be enticed to come to Sherborn. She also reported on her and Gino Carlucci’s recent visit to City Feed and Supply in Jamaica Plain and what they learned from the owner of that business.

## **OTHER BUSINESS**

John Higley explained the ESCO concept and reported on the closing of the Town’s purchase of the CSX railroad land between Whitney Street and the Holliston Town Line.

The next meeting of the Planning Board will be on January 25, 2012.

The meeting adjourned at approximately 9:33 p.m.

Respectfully Submitted,

Gino Carlucci  
Town Planner

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Document 1: *Notice of Public Hearing Under M.G.L. C.87, S. 3 and M.G.L. C.40, S. 15C, on Wednesday, November 30, 2011 at 7:00 PM.*  
Location: Office of the Town Planner

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