

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES January 25, 2012

Members present: Chairman John Higley, Robin Perera, Eric Johnson, John Stevens (arrived 8:35), Associate Grace Shepard, Town Planner Gino Carlucci.

Others present: Bob Murchison, Alison Murchison, and Eliot Taylor

The meeting came to order at 7:02 p.m. in Sherborn Town Hall, Room 204A.

### **MURCHISON ANR** (*Reference Document #1, ANR Plan*)

Bob Murchison reviewed his plan to divide his property into two. He explained that most of the property is subject to a conservation restriction and could not be built

### **TOWN CENTER REPORT**

John Higley reported that the next Sherborn Business Association is on February 6 at 6 PM at the Sherborn Inn. He plans to attend and invites any other Board member to join him. He also noted that the next Planning Board meeting is on February 8 and he suggests that it be used as a “workshop” to discuss the Town Center with interested parties, including both residents and developers. He also reported that the Levitation Committee met this week.

Grace Shepard reported that she spoke with David Begelfer, the director of the National Association of Industrial and Office Properties. His suggestions were (1) to have clear, transparent zoning and rules and regulations with by-right development; (2) make sure no permitting decisions are arbitrary; and (3) market properties with uses identified that would go through permitting easily and contact brokers, engineers and lawyers. He noted that Sherborn would need to overcome a bad reputation as resistant to development.

Gino Carlucci suggested that form-based codes could be a way to give residents a level of comfort as what development might look like if it were allowed by right. This was

followed by a discussion of the Planned Unit Development and the constraints it contains by restricting the size of retail spaces and not including residential uses. The results of the most recent (and previous) survey and the support expressed for additional retail uses was discussed as well as the lack of infrastructure. The cost of providing a water system for the Town Center was discussed and it was noted that construction prices and interest rates are about as low as they ever will be right now. Gino Carlucci stated that he thinks sewer is needed in order to support mixed uses (including residential).

It was concluded that a financial feasibility study of water and sewer costs is needed along with marketing of the Town Center. Also, the next meeting would provide feedback from interested parties and then the next step could be to go to the other boards for input, and then begin to formulate recommendations.

## **WARRANT ARTICLES**

Gino Carlucci reported that he had discussed the warrant articles with Mike Giaimo of the ZBA and that Mike supported clear, tough penalties for zoning violations. John Higley reported on John Stevens comments and it was agreed that those comments would be forwarded to Town Counsel for review. John Stevens arrived and suggested that Town Counsel also be asked about recording a fine, making each day a separate violation and the issue of delegating enforcement.

The next meeting of the Planning Board will be on February 8, 2012.

The meeting adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Gino Carlucci  
Town Planner

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Document 1: *Plan of Land in Sherborn, Massachusetts*, dated December 23, 2012, prepared for Robert W. and Alison H. Murchison by Schofield Brothers of New England, Inc. of Framingham, MA.  
Location: Office of the Town Planner