

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

March 21, 2012

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

Associate Grace Shepard joined the meeting at 9 p.m.

Absent members: John Stevens

The meeting came to order at 7:08 p.m. in Sherborn Town Hall, Room 202.

MINUTES

Minutes from 2/8/2012: An addition to one sentence, minor spelling corrections, and capitalization changes were recommended. Robin Perera motioned to approve the Minutes as amended. Eric Johnson seconded and the motion was approved by all.

Minutes from 3/7/2012: Small amendments were suggested to comments attributed to Robin Perera and Eric Johnson. Eric Johnson motioned to approve as amended. Robin Perera seconded the motion and it was approved by all.

TOWN CENTER REPORT

John Higley opened with a discussion of the various scenarios for installing water and sewer in the Town Center and the need to research the relevant costs. Eric Johnson categorized the scenarios as 1. water only, 2. sewer only, or 3. water and sewer combined. Whichever scenario is chosen, it will take a lot of effort and at least a year to plan. Joining the MWRA via the Sudbury Aqueduct is an option that was looked into, but is not available right now as the aqueduct is inactive and the additional high cost. John Higley said that the Town Center Report should be a useful working document that becomes part of the General Plan of which all the Boards should be made aware. Modern technology such as web links, Facebook, and the Sherborn Happenings blog can be used to make people aware and get feedback.

The Board has a lot of data on the water scenario, but will need further study on the water and sewer combined scenario. John Higley noted that to be successful, the whole Town Center may need to be re-zoned. Eric Johnson had a recollection of another town in MA, maybe Bolton or Stow, which completed such a project and could be a resource. Gino Carlucci and Eric Johnson

agreed that water alone may not make a significant change. An advantage to having sewer or water and sewer is that the town can implement restraints to potential users of the sewer system. Water and sewer systems would take an estimated 5 years at a minimum to complete and disinfection may be needed. Permits for run-off would also be necessary.

John Higley said that this is the direction the Town Center Report needs to go and more time should be spent exploring these scenarios. Completely re-zoning is an option that might be more favorable than continuous small amendments. A goal was set for the next meeting to create an outline for how to proceed with the Town Center Report and the General Plan update, and to find an example town to use. Gino Carlucci will talk with the town planner of Bolton. The three scenarios laid out are based on current zoning. Changing the zoning in the Town Center will dramatically change the scenarios and add possibilities. Eric Johnson noted that the February 8th meeting indicated momentum in the town to embrace some change, but it is important for the Board to be cautious and start by working on an outline

WARRANT ARTICLES (*Reference Document #1*)

Gino Carlucci said that Article #20 was added by the Selectmen to be consistent with what the Planning Board had proposed for penalties. John Higley did not get to the March 22 Board of Selectmen's meeting. He felt that Eric Johnson's point of clarifying what is meant by first, second, and third offenses is important. The interpretation of the Town Counsel's comments is to leave it up to the discretion of the enforcing party. An opinion was expressed that the only way for it to pass at Town Meeting may be for it to go back to the original wording with time periods between each penalty. Gino Carlucci noted that Town Counsel will be at Town Meeting and one option is to advise a policy of implementation at the meeting.

The Board reviewed the changes again and noted that the Warrant Articles will be discussed at the Advisory Committee meeting (also tonight), which the Board will be attending to hear any feedback/comments.

Eric Johnson and John Higley agreed that talking with Town Counsel again is a good idea. Eric Johnson said it must be clear that a single violation constitutes all three steps.

OTHER BUSINESS (*referenced document #2*)

Gino Carlucci reported that the ESCO contract is scheduled to be signed by the Selectmen tomorrow night.

ADESA wants to develop a solar facility in Framingham and asked Gino Carlucci about abutting Sherborn land. Gino Carlucci put ADESA's representative in touch with George Fiske to explore possibilities on his Rural Land Foundation property and also suggested the General Motors land.

General Chemical is testing wells on Prospect Street and Kendall Ave.

Gino Carlucci gave the Board copies of a section of Sherborn's Permitting Procedures Manual to help with recent questions about permitting processes. He will try to get the whole booklet posted on the front page of the Town website.

PREPARATION FOR MEETING WITH THE BOARD OF HEALTH

John Higley noted that it is relevant to make the Board of Health aware of the direction the Planning Board is going relative to the Town Center. He also stated that it is important to get the Board of Health's feedback in the meeting, then plan to meet with the Board again to review additional scenarios.

ADVISORY COMMITTEE

The meeting was suspended from 8:30 - 8:55 p.m. while the members attended the Advisory Committee meeting.

MEETING WITH THE BOARD OF HEALTH

The Planning Board met with the Board of Health from 9 – 9:45 p.m. in the Sherborn Police Station.

Board of Health Chairman Chris Owen said that the Board of Health is not opposed to public water. He is concerned that people not have a perception that the water downtown is unsafe, which is not true. Chris Owen inquired about the issue of cost – whether it will be incurred by the town or individuals. John Higley said that this is the beginning of an update of the 2001 General Plan which was started in 2009. The cost of the scenarios still needs to be determined so the town can make decisions.

Chris Owen said that the scenario of water and sewer is the best option. From a public health standpoint, a monitored public water supply is important. If the town were to adopt Title 5, that would impose further restrictions to lots. Chris Owen suggested that, due to hesitation to support change, some people in the town may support change, but if a 10-year plan were laid out, water and sewer might get approved by the townspeople.

The DEP tracks points of use treatments. The state, not the town, would regulate the public sewer system if it were to exceed 10,000 gallons per day.

The next meeting of the Planning Board will be April 4, 2012.

The meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Jessica Pettit
Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Warrant Articles
2. Permitting Procedures for Town of Sherborn