

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

November 13, 2012

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

Members Absent: Charles Yon

Others Present: John Hyde, George Morrill and others

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

TOWN CENTER REPORT

John Higley presented transportation and population information that he had gathered. The Board discussed growth and Sherborn over the years in relation to the tax rates. It was noted that as growth occurred professional staff was added and school costs increased. Of the many studies that have been done over the years, there are 5 or 6 common points that should be highlighted in the Town Center report. In particular, many of the 1975 master plan recommendations are still valid. The Board also reviewed some of the recommendations in the 2001 General Plan and some potential recommendations for the Town Center report. Some examples of form-based codes will be provided.

REVENUE DEVELOPMENT COMMITTEE

Members of the Revenue Development Committee joined the meeting at about 8:45. There was a discussion of the upcoming "Smart Sewer" forum on December 4. John Higley then reviewed some of the potential draft recommendations of the Town Center report. It was noted that infrastructure issues, particularly water and sewer, are the biggest issues facing Town Center development. There are potential nearby water sources.

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 2,500 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 verses 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