

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

December 19, 2012

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

Others Present: Bob Murchison of 177 Lake Street, Jim Murphy of 44 Bear Hill Road, George Fiske of 27 Hollis Street, Mary Wolff of 31 Cider Hill Lane (Advisory Committee Representative), Dan Gainsboro of NOW Communities LLC and Genesis Planners LLC, and Andrew Consigli (architect)

John Higley called the meeting to order at 7:07 p.m. in Sherborn Town Hall, Room 204B.

ANR – NORTH MAIN STREET

The Planning Board reviewed an ANR plan to carve off a parcel of land so that it can be sold to an abutter. The parcel, designated A2, is located on a lot adjacent to the Clark House. Gino Carlucci reviewed the application and recommended endorsement by the Board.

John Stevens moved to endorse the ANR. Robin Perera seconded the motion and it passed 5-0.

NOW COMMUNITIES PRESENTATION (*Reference Document #1*)

Dan Gainsboro of NOW Communities LLC presented a slideshow of the recent bungalow/cottage community his firm developed in Concord, MA. The homes are designed to be energy efficient, foster a sense of community, and retain open space. They have walkable neighborhoods developed using the principles of smart growth. The Concord “Riverwalk” project has 13 homes with ¼ acre zoning on a 4-acre riverfront parcel. The homes are priced at \$599-650K. There are similar communities in Seattle.

The Riverwalk project has received a lot of support from the community. NOW Communities is looking for other development areas with appropriate zoning bylaws.

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

The Planning Board continued the last meeting’s discussion of potential warrant articles for the 2013 Annual Town Meeting and made several amendments.

- **Warrant Article Language - Change to Sections 3.2 and 4.2**
Charles Yon moved to support the Warrant Article for submission and approve the language with amendments. John Stevens seconded the motion and it passed 5-0.
- **Warrant Article Language - Preliminary Development Plan Approval – EA Zone**
Eric Johnson moved to support the Warrant Article for submission and approve the language with amendments. Robin Perera seconded the motion and it passed 5-0.
- **Warrant Article Language - Land Conveyance of Excess Land at Woodhaven**
John Stevens moved to support the Warrant Article for submission and approve the language with amendments. Eric Johnson seconded the motion and it passed 5-0.
- **Warrant Article - To see if the Town will vote to amend Section 4.6.3 (c) of the Zoning Bylaws**
The retail size will need to be increased from the previously discussed 6,000 square feet to 8,000 square feet. The Dover Market has over 7,000 square feet with storage, so 6,000 square feet will be too small to accommodate a comparable market. The Planning Board will schedule a meeting with the owner of the Dover Market to discuss further.
Discussion of this Warrant Article will be re-visited after that meeting.

Mary Wolff (Advisory Committee Representative) commented that the Advisory Committee is very aware of revenue issues and is open to hearing ideas from the town boards of how to increase revenue.

2013 PLANNING BOARD SCHEDULE *(Reference Document #6)*

Gino Carlucci distributed the 2013 Planning Board schedule.

FY 2014 BUDGET *(Reference Document #7)*

The budget was submitted in accordance with Advisory Committee guidelines; reflecting a 1% increase for all expenses.

TOWN CENTER REPORT

John Higley presented a PowerPoint on Form Based Codes.

MEDICAL MARIJUANA

There is no need for the Planning Board to take action at this time. The individual who was interested in developing a growth site is no longer pursuing it.

COMMUNITY PRESERVATION ACT

The CPA recently published its changes. John Higley suggested Board members discuss them at a future meeting to determine if the CPA could benefit any of the town's projects.

OTHER BUSINESS

No other business items were discussed.

MINUTES

November 13, 2012 – Minutes were not reviewed.

November 28, 2012 – John Higley moved to approve the Minutes as amended. Eric Johnson seconded the motion and it passed 5-0.

December 5, 2012 – Charles Yon moved to approve the Minutes as amended. Eric Johnson seconded the motion and it passed 5-0.

The next meeting of the Planning Board will be January 9, 2012.

The meeting adjourned at 10:46 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. ANR Plan – parcel on North Main Street
2. Warrant Article Language - Change to Sections 3.2 and 4.2
3. Warrant Article Language - Preliminary Development Plan Approval – EA Zone
4. Warrant Article Language - Land Conveyance of Excess Land at Woodhaven
5. Warrant Article - To see if the Town will vote to amend Section 4.6.3 (c) of the Zoning Bylaws
6. 2013 Planning Board Schedule
7. FY 2014 Planning Board Budget