

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES July 11, 2012

**Members present:** Chairman John Higley, Robin Perera, John Stevens, Associate Grace Shepard, Chuck Yon, and Town Planner Gino Carlucci

**Absent members:** Eric Johnson

The meeting began at 7:08 p.m. in Sherborn Town Hall, Room 204A.

### **185 WOODLAND STREET** (*Reference Document #1*)

The Board reviewed the ANR plan to divide the property. Robin Perera motioned to endorse the request and John Stevens seconded the motion. All members were in favor.

### **37 ASH LANE** (*Reference Document #2*)

The Board reviewed an application for a storm water management permit. The property owners plan to combine two lots while removing one dwelling and adding a riding ring. The Conservation Commission will review the plan on July 12<sup>th</sup>. John Stevens moved to approve the permit provided (a) a copy of the as-built plan is submitted with the requested revisions including documenting whether a drain on the property exists or not to the Planning Board; and (b) the Conservation Commission approves the plan. Charles Yon seconded the motion and all voting members were in favor.

### **TOWN CENTER REPORT** (*Reference Document #3, Document #4, Document #5, Document #6*)

Gino Carlucci provided copies of the 2005 MIT student feasibility study, which included a rendering of the Fitzpatrick property. The study proposed housing units and 15,000 total square feet of commercial space.. The study noted that there would be a water supply issue, but did not provide a solution. The Planning Board also reviewed Kent Fitzpatrick's plan which included retail and office only (no residential units). Robin Perera liked the idea of using the design style of the Fitzpatrick plan, but with mixed-use zoning. John Higley agreed that mixed-use would be beneficial.

The Board reviewed the Northeastern student engineering study, specifically looking at the re-design of Sherborn's roadways. The Planning Board discussed closing off Sanger Street to make it solely for pedestrians. The Traffic Safety Committee had been receptive of that idea in the

past. The Board members agreed that doing so would make the intersection safer and would create more of a town center. Grace Shepard suggested putting up barriers to see how the idea would be received by the public. John Higley would like to get Traffic Safety and the Highway Department to make recommendations, then possibly create a sub-committee. Gino Carlucci will sketch out a map of the proposed changes to the area.

Gino Carlucci and Grace Shepard attended a meeting with representatives of the Charles River Watershed Association (CWRA) and MAPC regarding the consideration of including Sherborn in a study of the possibility of a "Smart Sewer" project. The study would consider the potential for developing a limited sewer plan for the Town Center of Sherborn that conforms to the "Smart Sewer" concept developed by the CRWA. Grace Shepard reported that the CRWA and Julie Conroy of MAPC agreed to come to the August 2<sup>nd</sup> Board of Selectmen's meeting to discuss studying . The Planning Board, the Energy Committee, Revenue Development Committee and other boards and commissions are all invited to attend.

According to the CWRA, the system works best with a capacity of at least 100,000 gallons per day (gpd). With new technology, sewer plants can be smaller and can be built in modules. For the proposed system, there are several options for making it financially possible. These include accepting septage from in-town customers, thus possibly decreasing fees for residents (due to shorter hauling distances) while charging fees to offset the cost of the system. The additional septage and possibly food waste could also be used to generate electricity, and waste water would be clean water that could be used for irrigation, to flush toilets, and/or create wetlands.

The Smart Sewer project is funded through MAPC's Sustainable Communities grant, and about \$15,000 would be used to look at options in Sherborn. The State's Revolving Loan Fund could possibly be used to build a system. It could also be fully funded by users. For example, in Littleton, users pay 100% of the costs. Gino Carlucci noted that the 100,000 gallon scale is large for Sherborn. The water study done a few years ago estimated a need of about 37,000 gallons for water. It would cost more money per user to have less than 100,000 gpd. However, it is not known if Pine Hill School was included in that figure. Also, with added residential users from mixed uses in the Town Center and expanded commercial space, the 100,000 gpd could be within reach. John Stevens noted that the Conservation Commission would need to get involved and John Higley added that the Board of Health should also be invited.

John Higley received an email from the Revenue Development Committee that they understand the Planning Board would host a meeting with all boards to discuss the streamlining of permitting processes. John Higley stated that his understanding was that the Board of Selectmen suggested that boards review their regulations for possible streamlining. Grace Shepard and John Higley felt that the process works well, but some rules may need to be changed to make permitting more efficient. John Higley will discuss with Revenue Development further. Gino Carlucci shared a consolidated permitting process document which he had previously written and may be helpful for the town.

John Higley proposed having a day when all boards are available to informally answer questions from townspeople. John Stevens suggested designing a handout for town citizens which would include common problems and local regulations, e.g. scenic roads and curb cuts. The Board

could use the previously proposed survey, which was discussed during the last meeting, to focus on relevant topics for the handout.

### **WARRANT ARTICLES/TOWN MEETING**

John Higley reported that there have been no changes.

### **OTHER BUSINESS**

There was an update regarding the Green Communities and ESCO contract. John Higley and Gino Carlucci drafted a letter for a contractor to come up with plan for a solar site within 28 days. There is still the option to go forward with the MAPC consortium.

Grace Shepard and Gino Carlucci are listed by the Selectmen's Office as being up for reappointment to SWAP (South West Advisory Planning). There are three potential positions available with SWAP if anyone else from the Planning Board is interested in joining.

#### Action Items:

- John Higley will look into Grafton's electronic permitting system.
- All members plan to look at the permitting procedures document on the town's website.
- John Stevens and Gino Carlucci will start sketching a map of the proposed downtown.
- Robin Perera will start reading the book Rural by Design.
- John Higley will scan the 1975 plan for uploading onto the website.
- Members of the Planning Board will start talking to the appropriate people about possibly blocking off Sanger Street, keeping in mind the needs of the library and community center, particularly regarding parking.

### **MINUTES**

John Stevens moved to approve the June 13<sup>th</sup> Minutes as amended. John Higley seconded the motion and all were in favor.

John Stevens moved to approve the June 27<sup>th</sup> Minutes as amended. John Higley seconded the motion and all voting members were in favor. Charles Yon abstained as he was not in attendance on June 27<sup>th</sup>.

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

The meeting adjourned at 9:52 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Map of 185 Woodland Street
2. Map of 37 Ash Lane
3. Town Center Report
4. MIT Student Study
5. Northeastern Study
6. Permitting Process Document