

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES August 8, 2012

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

Absent members: Robin Perera and Charles Yon

The meeting began at 7:15 p.m. in Sherborn Town Hall, Room 204A.

TOWN CENTER REPORT (*Reference Documents #1, #2, #3, #4, and #5*)

Gino Carlucci distributed the article "The Next Slum?" The article focused on the often negative impact made upon towns near metropolitan areas that don't have a walkable town center. The Board referenced a map of the town center which indicated the Board's proposed pathways and sidewalks. John Higley noted that the article would be a good reference as the Board works on those recommendations.

John Higley reported that the current year's budget was approved at the Selectmen's meeting and some sidewalk repairs outside of the town center were included in the budget. In addition, the Pine Hill School access road has been included in the Transportation Bond Bill.

The Revenue Development Committee is in the process of reviewing a housing development in Medfield. They are setting up a meeting with the developer and Kent Fitzpatrick to see if something similar could possibly be developed in Sherborn.

The MAPC and Charles River Watershed Association presented at the Selectmen's meeting regarding the CRWA "smart sewerage" project. Afterward, CRWA sent an email to Gino Carlucci requesting background materials for the sewer project.

There was a discussion about the 30-year vision for Sherborn. John Higley noted that Sherborn has been described as an oasis and it would be ideal to keep the town rural/agricultural with a green aspect that is energy and carbon neutral. This would include supporting local farms and having the town generate its own energy and revenue. Zoning is a very important aspect to supporting a comprehensive, sustainable, healthy community. Re-zoning based on smart sewerage and smart growth is an important consideration. More residential development and cluster zoning are options. Grace Shepard noted that some people will worry about growth

pressures. Gino Carlucci offered to bring in slides of open space subdivisions in Lincoln, Concord, and Carlisle in the 1990s, when the current cluster bylaw was adopted, for the Board to review during the next meeting.

John Higley suggested getting the Revenue Development Committee involved and looking at how these changes would significantly affect the town center, e.g. mixed commercial/residential properties and the addition of sewer. Eric Johnson stated that it's important to be proactive not reactive, which would include getting an official legal opinion before moving forward with a major project such as sewer. Grace Shepard stated that cutting spending and finding ways to maintain or lower the tax burden are concerns.

In summary, the Board is working on the current recommendations:

1. Walkability (path and sidewalk plans)
2. Smart sewerage (using the feasibility study)
3. Water (with Board of Health and Water Commission opinions)
4. Traffic safety and flow (referencing the Northeastern study and talking to the police chief)
5. Zoning (using examples, referencing the current general plan, and developing a presentation for the Advisory Committee)

The next meeting will focus on the sidewalk plan recommendations. John Higley will send a spreadsheet to the Planning Board members and Grace Shepard will bring in 'blocks' to use on the town center map that references the proposed sidewalks and paths.

The Planning Board will be on the Council on Aging's agenda in October to discuss the Town Center Report.

OTHER BUSINESS

There is a meeting scheduled with the Energy Committee to discuss preliminary audit results.

There have not been any updates from AMERESCO regarding the landfill solar opportunity. The design engineers for the town of Norfolk has offered to give the Planning Board a tour of their site if that would be beneficial.

MINUTES

The July 11 minutes could not be voted on due to lack of a quorum (member Eric Johnson was not in attendance on July 11). The vote will take place at the next meeting.

John Higley moved to approve the July 25 minutes as amended (one punctuation correction). Eric Johnson seconded the motion and it passed unanimously.

The next meeting of the Planning Board will be August 22, 2012.

The meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. 2008 article “The Next Slum?”
2. Map of town center
3. Sewer feasibility study
4. Northeastern study
5. General Plan