

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

February 22, 2012

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

Members absent: Chairman John Higley, Associate Grace Shepard

Others present:

The meeting came to order at 7:09 p.m. in Sherborn Town Hall, Room 204A.

11 SOUTH MAIN (*Reference Document #1, Preliminary Site Plan*)

The first item of business was discussion of the status of the preliminary site plan and filing with the ZBA. At this point, the plan is only up for discussion - not a vote or public hearing. The owner of the property was not able to attend due to a medical emergency, so questions were discussed which will be directed toward the owner during a future meeting. Once the filing is formally submitted, the Planning Board will have 21 days to act (Bylaws 5.3.1). The site plan calls for a used car lot/rental car business at the location with cars to be parked in front and back and an office at the top/front of the building. This is considered office, not retail space.

There were concerns that this is not a business that will improve the town and not a good location for the proposed use of the business. Eric Johnson inquired about the scope of the Planning Board's review and suggested the discussion be limited to those things; such as access, parking, a requirement for paving and re-striping, and signage. Gino Carlucci explained that Planning Board can impose conditions and issue an opinion for consideration by the selectmen. John Stevens suggested the Planning Board work on the layout of the parking.

All members were concerned about the accuracy of the site plan regarding dimensions and available parking spaces. The plan shows 32 spaces, but Gino Carlucci stated that without signs or lines and part of the lot being gravel, it is difficult to get an accurate count. He also stated that, under current zoning based on building area, a total of 27 would be required. John Stevens pointed out that according to the regulations, each parking spot must be 8.5' X 20'. Eric Johnson noted the need for handicap parking regulations to be complied with. Gino Carlucci questioned if the site is currently violating zoning regulations because of incorrect dimensions, landscaping issues, handicap spots, and lack of signage. There needs to be at least one handicap spot per 25 parking spaces and it needs to accommodate a van.

John Stevens and Robin Perera had further concerns about where the used cars will be parked, if that area will be paved, and what to do if the cars leak hazardous fluids. The Planning Board may impose a condition that the cars need to be monitored for leaking. In addition, the well and leaching field may pose a restriction as to where the paving and signage will go. Water and snow runoff should be considered. Gino Carlucci suggested curb stops in front of the public spaces on the gravel to distinguish them from the used cars. Lighting may also be an issue. The area is dark with a steep driveway. Access in and out is a concern because of this. John Stevens suggested that consulting the Disability Commission would be a good idea.

TOWN CENTER REPORT

The Board of Selectmen has been involved and was very productive. The Historic District and ZBA should also be included. Gino Carlucci noted that John Higley thinks the Planning Board should go to the Committees and make a presentation. The Planning Board members in attendance were all supportive of that idea. Gino Carlucci will see if the Planning Board can get on the agenda for the Board of Health for 3/21, which will take place at the same time as the Planning Board meeting.

There is an issue with space on 3/21, since the Planning Board, Advisory Board, and Board of Health are meeting at the same time. Gino Carlucci will work on a resolution to this issue.

John Stevens suggested that the PUD, in the short term, could be adjusted to accommodate more development. Water and sewer are more long-term considerations. There may still be a possibility of developing 41 North Main, but the PUD would have to be functional. Robin Perera agreed that this idea should be revisited and perhaps there would be more support for it now. Gino Carlucci noted that one year ago he met with a developer interested in the property, but the developer needed an anchor store of 15,000 square feet. That proposal was voted down and later withdrawn. John Stevens suggested talking to the property owner first to see if there is interest, prior to making any changes to the bylaws.

Gino Carlucci discussed the status of the Peace Abbey, which may qualify for PUD due to its size (2+ acres), if the locational requirements were changed. There has been interest in using some of the land for office space, possibly a law firm, but it is not currently allowed by the Zoning Bylaw because it is in a residential district. The owner would like to sell to another non-profit. One idea is to limit the definition by geography (to apply only to the Peace Abbey) or to revive and revise the adaptive use special permit concept. A mixed-use zoning would be preferable. As of now, multi-family residences would only be allowed on the property with EA zoning. The Peace Abbey is now zoned residential with 3 lots. A town meeting vote would be needed to change the zoning or create a special permit process. Eric Johnson suggested the Peace Abbey could produce revenue and have more usability if the zoning were commercial. That would allow a business or single family residence on the property. All members agreed that facilitating zoning changes to the Peace Abbey space is an important issue to pursue. This will all be added to the Town Center Report and pursued for next year, as it is too late to get on the warrant for this year.

WARRANT ARTICLES

Gino Carlucci reported that changes are being proposed by the Conservation Commission to their wetlands bylaws and the Board of Selectmen want the enforcement provisions to be consistent with the enforcement and penalties being proposed by the Planning Board. Eric Johnson noted that he had been concerned with the wording that indicated discretion on the part of the Planning Board (and how that might impact approval by the Attorney General's office). Gino Carlucci will forward the emails from the Town Counsel to the Planning Board.

OTHER BUSINESS

Gino Carlucci reported that \$68K was received from the Green Communities Act. He also noted the Energy Committee and Board of Selectmen met with a representative from AMERESCO and has made progress on the contract for energy audits. It looks like the library may not be included. Woodhaven and/or the Community Center may be included. This is currently unclear because the town does not pay all of those utility bills. Gino Carlucci is working on getting answers to clarify this.

ADESA in Framingham wants to develop solar power but needs space on the ground. They are interested in the Sherborn land area that abuts their property. There are problems with this because the Fire Department currently uses that space for training, and the land across the street is conservation land. There was contamination on the land owned by GM, but it was cleaned up. The land is currently zoned residential with a special permit for ADESA's parking. They will be applying for a renewal within 2-3 months. Gino Carlucci suggested that one possible alternative spot for the Fire Department, perhaps near the Holliston town line on 2 acres of donated property off Washington Street. However, there may also be issues because of the power lines in the area. Robin Perera said this option should be pursued.

Gino Carlucci reported that a new internet-based phone system will be installed for the town. Phone numbers will stay the same, but the new system will reduce costs. Further, a clean-up of old Accounting and Treasury and other town records will take place to make room in the Town Hall. This action is governed by state law, so the Secretary of State's office will be involved on-site.

Eric Johnson brought to the Planning Board's attention that the Board of Selectmen is going through a change of positions. Also, some cities have appointed, not elected Planning Boards. There is no knowledge of this affecting Sherborn's Planning Board. John Stevens plans to run for reelection and will be nominated and be up for a vote on 3/1 at the Town Caucus. Eric Johnson and Robin Perera plan to attend and support John Stevens' election.

MINUTES

Eric Johnson suggested an amendment to the 1/25 Minutes to add a period to the 4th line of the second page. Robin Perera suggested an amendment to the 1/11 Minutes to change "new people" to "people with new ideas."

The Minutes of 1/11 and 1/25 were approved as amended on a motion by John Stevens and seconded by Eric Johnson.

The next meeting of the Planning Board will be March 7, 2012.

The meeting adjourned at 9:37 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCE DURING THE MEETING

1. Document #2, Preliminary Site Plan for 11 South Main Street