

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

November 28, 2012

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

John Higley called the meeting to order at 7:02 p.m. in the Sherborn Police Station

Others Present: Bob Truax of GLM Engineering Consultants, Jim Byrnes of 30 Ivy Lane, Mimi Krier of 40 Forest Street, and Bob and Alison Murchison of 177 Lake Street

ANR (Reference Document #1)

Bob Truax from GLM Engineering Consultants represented the applicant. The Planning Board reviewed the applicant's plan to create a 5-acre lot from a 55-acre parcel on Green Lane.

John Stevens moved to endorse the ANR plan. Charles Yon seconded the motion and it voted to pass 5-0.

TOWN CENTER REPORT

The Planning Board reviewed several options for the town center including not making any changes, addressing changes only when/if a specific development opportunity arises, and moving forward with suggested changes such as the PUD and other zoning revisions, town water and sewer installation, roadwork upgrades, and increased walkability. The Board agreed that the Town Center Report should be published with recommendations. John Higley will send a PowerPoint presentation to all members of the Board which will include updates to the previous Town Center Report.

Eric Johnson is continuing to work on written sidewalk recommendations. The recommendations include four walkways: Woodhaven to downtown, Cemetery Lane to the Pine Hill School, Farm Road to Village Way, and Washington Street from Sanger Street to South Main Street.

John Higley suggested Sherborn might want to look into the Community Preservation Act (CPA). It has expanded over the years and may be of assistance in the town's 30-year vision.

The Board discussed submitting warrant articles to the Advisory Committee. Eric Johnson stated he would like to have support of the entire Board for any articles modifying the PUD that are submitted.

Charles Yon attended the Board of Selectmen's meeting and reported that the Traffic Safety Committee expressed support for the Pine Hill Access Road, which would be completed with funding from the state.

OTHER BUSINESS

Green Communities Grant:

The Green Communities annual report is due Friday.

ESCO Contract:

The Energy Committee met Monday night. They will be investigating the needs of the fire station and auditing all buildings by the end of the year. The Board should have the results by January.

Solar Opportunities:

The Investment Committee has interviewed potential solar firms and should have a decision next week. State funding for solar opportunities will also be determined by next week.

Smart Sewering Project:

There will be a CRWA/MPAC "smart sewerage" meeting on 12/4 at the Sherborn Town Hall.

Cell Tower Project:

Gino Carlucci received a message from the attorney representing the project. The attorney asked about permitting but has not submitted an application yet.

Other Meetings:

1. The Whitney Farms meeting was deferred until 12/10. The developers need an easement for access to the Rail Trail. There is also discussion about the fees involved for a condo association versus a home owners association.
2. John Higley and Grace Shepard attended a transportation meeting at Northeastern University. A Northeastern professor spoke about the financial stress of roads and the use of public transportation.
3. Two meetings have been scheduled to discuss the transportation studies.

Citizen Comments:

Mimi Krier and Jim Byrnes reported that they recently became aware that a town citizen is looking to have a marijuana growth site in Sherborn. They are meeting with all boards and committees to discuss their concerns: the smell, the use of high powered lights, security issues, and potential effects on children.

As the medical marijuana law was only recently passed, it is unclear what regulations will be put in place from the state. Town zoning bylaws and Board of Health regulations may become factors, but it is too early in the process to make that determination.

Ms. Krier and Mr. Byrnes asked for the Board's guidance about what steps could be taken to express their concerns at the next Town Meeting. The Board informed them that December 6th is the deadline for all warrant article submissions.

MINUTES

Minutes were not reviewed during this meeting.

The next meeting of the Planning Board will be December 5, 2012.

The meeting adjourned at 9:05 p.m.

Respectfully Submitted,



Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Application for Endorsement of Plan Believed not to Require Approval Under the Subdivision Control Law, dated November 13, 2012