

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES Meeting with Conservation Commission May 3, 2012 8:00 p.m. – 8:30 p.m.

PRESENT MEMBERS: John Higley, Robin Perera, and John Stevens

TOWN CENTER REPORT & TOWN DEVELOPMENT:

The Planning Board met with the Conservation Committee to discuss the Town Center Report. The report is available online. Copies of the General Plan were handed out and reviewed.

John Higley summarized the ideas from the draft Town Center Report. The Planning Board would like to update the General Plan of the town by starting with the Town Center. How will changes be made and are changes wanted? Does the town want a big change or a few incremental changes? Where should the town be in 30 years? The Planning Board is in the information gathering stage and wants to get ideas from others in order to answer these questions. It would like to know what the Conservation Commission thinks of the proposed plan and what it would like to see. Current scenarios under consideration are:

1. no change
2. water and sewer
3. water only
4. sewer only
5. developing 18 North Main, 6 Powderhouse, and 41 North Main

Developers have given feedback in previous meetings that they need to have a clear understanding of the process, with all the town boards in synch. Looking back on master plans, as far back as 1958, the town's main concerns were traffic, walkability, aesthetics, installing sidewalks, and adding water to the Town Center. Those issues remain the same in 2012. The current status is that the PUD was voted on and passed. Mixed-use received a majority vote but not two-thirds.

The Conservation Commission asked questions regarding what zoning changes would need to be made and how water and/or sewer may affect the town. The Conservation Commission is most concerned about the effect on wetlands and open space. It is important to determine where the

wetlands are, particularly around the train tracks, in relation to the area where the town wants to develop. East of railroad tracks would probably not have wetlands constraints. Storm water issues would need to be addressed to comply with the new standards. The Conservation Commission also has overall jurisdiction for other potential issues such as pedestrian trails. The Conservation Commission will discuss the Town Center Report and get back to the Planning Board with feedback.

Respectfully Submitted,

Jessica Pettit
Clerk

REFERENCED DOCUMENTS:

1. 2001 General Plan
2. Town Center Report draft dated 11-2-11