

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

September 5, 2012

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

The meeting began at 7:13 p.m. in Sherborn Town Hall, Room 205.

TOWN CENTER REPORT (*Reference Document #1 and Document #2*)

John Higley presented a PowerPoint slide show which included maps of Sherborn, photographs of the town center, including the Fitzpatrick property, and several spreadsheets. The information presented outlined property values and associated tax revenue as they exist now, plus an estimate of what those figures would be under the various scenarios previously discussed for developing the town center.

The Board reviewed some of their recommendations, which should support goals for the town, such as adding to the appeal for positive development, improving esthetics, creating a town center with a sense of community, and making the town healthier and safer. Grace Shepard suggested adding a raised pedestrian crossing area on Route 27 in the center of town, similar to the one on Kendall Lane in Natick. John Stevens agreed that such an addition could help to define the town center.

The Board looked at a rendering of the Fitzpatrick property, which envisioned 40,000 square feet of development. In order to make those changes, there would have to be a change in the PUD and probably an anchor store of 8-10,000 square feet. Eric Johnson felt that, with the amount of traffic that goes through Sherborn each day, a store of that size could be supported.

John Higley suggested moving forward by writing out details of each recommendation. Eric Johnson volunteered to work on the sidewalk improvement/addition recommendation. Charles Yon volunteered to work on the recommendation for the revision of the PUD. Robin Perera volunteered to work on the recommendation for the new pathways.

In future meetings, the Board plans to work together on each goal that was submitted in the PowerPoint presentation. Other issues that will be discussed are public parking and form-based codes; which, if incorporated into the town center, would allow the town some control over the appearance of any new buildings that are built.

OTHER BUSINESS

A meeting will be scheduled with the ESCO contractor to discuss solar opportunities.

The Town Administrator has finished his term.

MINUTES

The August 22nd minutes will be reviewed during the next meeting.

The next meeting of the Planning Board will be September 12, 2012.

The meeting adjourned at 9:12 p.m.

Respectfully Submitted,



Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. PowerPoint presentation
2. Rendering of Fitzpatrick property development project