

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

April 24, 2013

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

Robin Perera arrived at 8:10 p.m.

Others Present: Members of the ZBA, Mike Duquette of 9 Fiske Pond Road in Holliston, Scott Hothén of 10 Fiske Pond Road in Holliston, Abby Fiske of 11 Fiske Pond Road in Holliston, Michael Lynch, Esq. of Morrissey Hawkins and Lynch - representing 125 Mill Street, Jennifer Clews of 125 Mill Street, Christian Carmody of InSite Towers, Robert Eckert (PMR, LLC) of 14 Bear Hill Road, Rick Thompson of the Sherborn Police Department, Francis Parisi of Parisi Law Associates representing the cell tower project, Jim Campbell of 212 Farm Road, Paul DeRensis of South Main Street, David Williams – Town Administrator, and Elliot Taylor of 30 North Main Street

John Higley called the meeting to order at 7:08 p.m. in Sherborn Town Hall, Room 204A.

ZONING WARRANT ARTICLES (*Reference document #1*)

Public hearing regarding Moratorium on Medical Marijuana - this Article would prohibit medical marijuana treatment centers in Sherborn through June 30, 2014.

Article 17. To see if the Town will vote to amend its Zoning By-laws by adding a new Section 4.7

John Higley opened the public hearing at 7:09 p.m.

John Higley reported that the Advisory Committee is supportive of the Warrant Article. Grace Shepard noted this is a one-year temporary moratorium at the advice of Town Counsel. An absolute abolition of a medical marijuana facility would not be legal. There are only five locations allowed in Middlesex County, though that could be changed. This Article would give the Town until June 30, 2014 to discuss and consider how it wants to move forward on this issue.

Grace Shepard moved to support the zoning article. Charles Yon seconded the motion and it voted to pass 5-0.

125 MILL STREET (*Reference documents 2 and 3*)

Continued review and approval of an agricultural screening plan for a new building at this address pursuant to Section 3.4 of the Zoning Bylaw.

This was a continuation of the review and approval of a screening plan. The property owner is constructing an indoor horseback riding ring and has been in discussions with abutters to develop satisfactory screening.

The building will be a large white structure with green trim around the sides. The property owner reported that the style of the structure was chosen to save on electricity by reducing the need for lighting, and to prevent the need to treat the land with chemicals. Mr. Lynch, the attorney representing the property owner, presented two screening plan proposals. The first included a six-foot fence with plantings. The second included a row of trees and a row of shrubs. Abutters were concerned about light being on inside the riding ring late at night. The property owner stated that light will be used mostly in the winter. The lights will be turned on around 5 p.m. and will be off between 8 - 9 p.m.

Abby Fiske, abutter, preferred a plantings proposal to a fence. The other two abutters present were concerned that there is not enough screening on their property lines. The submitted plans were not to scale and did not show the three homes affected. The parties agreed to discuss the plans amongst themselves and return to the Planning Board on May 8th.

CELL TOWER OFF LAKE STREET (*Reference document #4*)

Review and approval of a written decision regarding a proposed cell tower in Town Forest on Town-owned land. The Applicant is InSite Towers, LLC.

In a joint Planning Board and ZBA meeting, the ZBA voted to grant the variance 3-0.

The draft written decision was discussed and reviewed by the Planning Board. Several edits were made.

Grace Shepard moved to approve the application as amended subject to outlined conditions. John Stevens seconded the motion and it voted to pass 5-0-1. Charles Yon abstained from the vote because he was not in attendance at the previous hearing.

TOWN CENTER REPORT

John Higley reported that all but one member of the Advisory Committee will support the PUD. The member who is not in favor is worried about development of the Fitzpatrick property and increased traffic. He feels that additional tax revenue should come from adding homes, not commercial space. The Committee member added that there are many other supermarkets surrounding Sherborn and McArthur's Market failed.

John Higley pointed out that the PUD gives a lot more control over what is built than does the current zoning of the business district.

Eric Johnson would like to find out how much increased traffic there would be. There are already 25,000+ cars a day. Only a small percentage would be new traffic: most patrons of a market already drive through Town.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Update on Green Communities grant & ESCO contract: The Energy Committee has reviewed the contract. The next meeting is scheduled for Monday.

Solar Opportunities: Solar opportunities are moving ahead. Although the Energy Committee did not get a Solarize Mass grant, the group is supportive of Sherborn moving forward. Meetings with solar contractors are being scheduled for tomorrow and next week to discuss solar installations on residential and small commercial buildings.

CRWA/MAPC “Smart Sewering” project: There is a meeting scheduled for May. The project leads are looking for individuals to join a committee. Eric Johnson and Peter Lifton have volunteered, but more are needed. Grace Shepard suggested inviting someone who’s interested in real estate development. Gino Carlucci is meeting with CRWA on Monday to get an update on their progress.

Whitney Farms: The Board was in full support of the Warrant Article to accept the easement for the rail trail. John Higley will have an image of the easement to present at Town Meeting.

Warrant Articles: John Higley will a visual presentation for each Article. The developer will present on the Abbey Road project.

Remote Participation: Paul DeRensis commented that there is a statute that would allow an individual who missed a meeting to participate as long as they’ve read the record. Charles Yon noted that the statute requires an audio or video recording, or a transcript, of the meeting. The Board was supportive of the use of the statute. It will be discussed by the Board of Selectmen tomorrow night.

Town Administrator: David Williams, the new Town Administrator, introduced himself to the Board.

MINUTES (3/27 and 4/10):

Due to time constraints, Minutes will be reviewed at the next meeting.

The next meeting of the Planning Board is May 8, 2013. The meeting adjourned at 10:13 p.m.

Respectfully Submitted,

Jessica Pettit
Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Article 17. To see if the Town will vote to amend its Zoning By-laws by adding a new Section 4.7
2. 125 Mill Street proposed screening plan #1
3. 125 Mill Street proposed screening plan #2
4. Special Permit Decision for Wireless Communications off Lake Street in Town Forest, WCOD #2, April 24, 2013