

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

August 14, 2013

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

Others Present: Ben Williams of 10 Wildwood Drive (Advisory Committee), Mary Wolff of 31 Cider Hill Lane (Advisory Committee), Barb Kantorski of 2 Whitney Street (Advisory Committee), and Karen Jennings-Flynn of 174 South Main Street (Green Lane Realty Trust)

John Higley called the meeting to order at 7:09 p.m. in Sherborn Town Hall, Room 204A.

GREEN LANE ANR: Review and Endorse Plan to Divide Property

Ms. Jennings-Flynn presented on behalf of the Green Lane Realty Trust. Once the lot is divided, one lot will remain a complying lot and the second lot will become a complying lot. The fencing around the pool would become compliant as a result of the division.

The Board noted that the lot lines and setback specifications of the plan were unclear. Ms. Jennings-Flynn offered to return with a modified plan. The discussion was rescheduled for August 28th.

ADVISORY COMMITTEE:

Members of the Advisory Committee presented the Town's FY15-FY17 budget projection, which is approximately \$25M per year. Expenditures were categorized as non-discretionary (debt service, employee benefits, and OPEDs) and discretionary. Teacher and police labor contract costs were not included, as those will be negotiated this year. They discussed that Sherborn is not fully funding its pension fund. They also mentioned that the tax rate cannot exceed \$25 per \$1000, excluding exempt debt.

The Committee members expressed the need to find a way to have nicely managed growth to solve some of the budget issues. Ms. Wolff suggested increasing the PUD to make the Town more appealing to non-citizens and to encourage citizens to stay once their children are out of school. Ms. Wolff also suggested that future developers be required to add sidewalks or contribute to a sidewalk fund to make the Town center more vibrant and walkable. John Higley added that state funds are focused on connecting places. Gino Carlucci noted that the Town may be able to apply to the MassWorks Infrastructure program to create a sidewalk from Village Way to the center. In order to apply, the Town will need a solid estimate of design and construction

by an engineer. Mr. Carlucci will be meeting with David Williams, Town Administrator, to discuss.

There was discussion regarding the school system. Both the Board and the Committee members felt that it is important to involve the Pine Hill School families in discussions about proposed changes in Town. They discussed the decreasing school population and the impact on fixed costs. If the Town has an increase of 10-20% more people, revenue would increase without having an increase in costs. It is also possible that other services, not just schools, could be regionalized with Dover, though this would require an inter-municipal agreement.

The Revenue Development Committee will join the Planning Board's meeting on August 28th.

SNOW STREET ANR: Review Plan to Divide Property at 2 Snow Street

The Board reviewed the plan and determined that both lots meet the requirements for an ANR of having 150' frontage and 60' setback. Charles Yon moved to endorse the ANR. Eric Johnson seconded the motion. It was approved 5-0.

TOWN CENTER REPORT:

The Board will work on drafting the survey by the end of October. It would go out in January and results would be tabulated in February. Potential warrant articles should be supported by the results. Ideas for zoning changes and the Town's vision would be needed soon after. The Master Plan should come within one year of the survey, if possible.

John Higley would like to look at zoning which would preserve rural character along road frontage so development isn't all along scenic roads. The current setback requirement is 60', which makes parking necessary in the front of the Town's commercial buildings. There could be a change to allow the Planning Board to negotiate a smaller setback. The PUD would give great control over use and allow a 20' setback.

Grace Shepard mentioned that there has been possible talk of selling Woodhaven and using the funds for Town improvements. The Revenue Development Committee completed an evaluation of the potential for commercial ownership and operation. One option would be to use the capital for sewer installation.

There was discussion about the Town's sidewalks. Many of the sidewalks which are located on small roads and in developments are not being used. Sidewalks should be constructed on main roads to connect the townspeople to places and things they use. Gino Carlucci prepared sidewalk guidelines for Dover years ago and some of that information may be useful to circulate to the Board. John Higley noted that the General Plan outlines sidewalk standards. The Board will need an inventory of the sidewalks. The Elderly Housing Committee, the Police, the Pine Hill School, the Traffic Safety Committee, and CM&D should be involved in further discussions.

POTENTIAL WARRANT ARTICLES FOR 2014:

The Board discussed several ideas for potential warrant articles including:

- Changes to the setback (Sherborn Village overlay district).
- Dover's "Accessory use not detrimental to a residential neighborhood" (site plan review for large accessory buildings in residential neighborhoods).
- Consider the state's new model open space development bylaw.
- Ed Rose's suggestion of a warrant article that would allow live music on limited occasions, so there would be no need to go to the ZBA for events like Brewfest.

John Higley suggested the Board review CLERPA for ideas. Gino Carlucci will prepare some draft language and informational documents for the next meeting.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Solar Opportunities: The project has launched. Grace Shepard heard that the meeting was not well attended. The meeting was filmed and may air on cable.

Whitney Farms: Gino Carlucci sent Joyce Hastings information to reconfigure the easement for the Rail Trail.

Abbey Road: An Order of Conditions for wells was obtained from the Conservation Commission. The Board of Health and the Planning Board will need to approve next. The layout has changed slightly to accommodate the Fire Chief's concerns. The developers may be ready to break ground next Spring.

MWRA Aqueduct Rights of Way Meeting: Gino Carlucci attended the meeting. The scheduled walk along the trail did not occur. A representative from the MWRA gave a good presentation and informed the group that he has accepted a job in Washington D.C.

CRWA/MAPC "Smart Sewering" project: Eric Johnson is working on scheduling a meeting.

SWAP: There will be a meeting at the Town Hall on September 18th at 1 p.m.

Deer Island: John Higley took a tour of Deer Island and recommended it to the other Board members.

MINUTES (6/24/2013, 7/10/2013, and 7/24/2013):

Charles Yon moved to approve the June 26th, July 10th, and July 24th minutes as amended. Robin Perera seconded the motion and it was approved 5-0.

The next meeting of the Planning Board will be August 28, 2013.

The meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Jessica Pettit
Clerk