

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

December 18, 2013

Members Present: John Higley (Chairman), Robin Perera, Charles Yon, Eric Johnson, John Stevens, and Town Planner Gino Carlucci

Associate Grace Shepard arrived at 7:59 p.m.

John Higley called the meeting to order at 7:08 p.m. in the Sherborn Town Hall, Room 202.

POTENTIAL WARRANT ARTICLES FOR 2014 (*Reference documents #1 and #2*)

1. **LIGHTING** – An Article regarding lighting restrictions was discussed. It would add a chapter to the General By-Laws. Gino Carlucci drafted language similar to the existing language used for the EA District and added language to pertain to indirect glare (e.g., from a translucent structure) to address issues with certain barns, hockey rinks, etc. Some members of the Board were concerned about over-regulation and how the building inspector would enforce this type of restriction. The intent would not be to regulate Christmas lights or low level lighting used around homes. Therefore, the Board determined that an amendment to the current zoning bylaw, which addresses certain types of nuisances, would be a better solution for regulating these lighting issues.
2. **FLOOD PLAIN DISTRICT/NEW FLOOD MAPS IN SUDBURY WATERSHED** – The northern part of Sherborn is in FEMA’s flood plain district. Current language in the by-law is not sufficient for Sherborn to remain in the state flood insurance program. The Board discussed needed changes. The changes must pass at Town Meeting (by two-thirds) so that affected individuals are able to buy their flood insurance. Eric Johnson stated that it would be a good idea to send letters to affected home owners to inform them of the issue. Grace Shepard noted that there is a pending legal challenge regarding the flood maps.
3. **MEDICAL MARIJUANA** – Gino Carlucci drafted language for a by-law pertaining to medical marijuana facilities/dispensaries. The terms “dispensary” and “facility” are not consistently defined in the state regulations and statute. Gino Carlucci will work on the

language to require an EA type approach and a Special Permit, as well as a requirement that any such facility be 500 feet away from a residence.

MASTER PLAN SURVEY

John Higley presented an update on the status of the survey. Final pricing has been received, which will be approximately \$350, and the survey has been sent to printer. There will be an online version of the survey. Volunteers will be needed to enter data and look at results. The General Plan will then need to be updated.

BUDGET

The Board discussed the FY2015 budget, which is due December 30th. The budget is 1% above the FY2014 budget. Grace Shepard suggested adding more hours for the Town Planner since the new General Plan will require additional work, including providing support to the additional committees that will be created.

TOWN CENTER REPORT

John Higley and Gino Carlucci have reviewed the spreadsheet and updated it. Changes need to be made to the tables, e.g., the Peace Abbey and Life Experience School are now residential - not institutions - and should be considered as a single property, etc. Also, the North Village and South Village tables should be the same. It should be ready for the first meeting in February.

Since the Town Center Report is almost complete, Mr. Carlucci suggested publishing the Town Center Report and the Master Plan separately, but including highlights of the Town Center Report in the Master Plan.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD (*Reference document #3*)

MEDFIELD STATE HOSPITAL – Medfield has developed a website to demonstrate options of what could be done with the hospital site. John Higley will circulate the website link to the Board.

SIDEWALKS – The Board received a sidewalk inventory from Ed Wagner and John Higley entered the data into a spreadsheet. Gino Carlucci added criteria to evaluate/rate the Town's sidewalks.

SIDEWALK GRANT (MassWorks Infrastructure Program) – Sherborn's application for funding for sidewalk installation/repair was denied. Gino Carlucci will speak with a MassWorks representative to find out why. It may have been because the plan didn't relate to roadways specifically, or because the Town's goal wasn't in-line with the goal of the program.

SMART SEWER – Eric Johnson will have a draft ready by the end of December. The Board will review it during its first meeting in January.

PRESENTATION ON DRIVERLESS CARS – Gino Carlucci gave a presentation on the future impact of driverless cars. (Mr. Carlucci gave the same presentation at the Southern New England APA Conference on 10/17/2013).

MINUTES

October 9, 2013 – Charles Yon moved to approve the minutes as amended. John Higley seconded the motion and it passed 5-0.

The next meeting of the Planning Board will be January 8, 2013.

The meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Draft Potential Warrant Articles for 2014 (for lighting, medical marijuana, and new flood maps in Sudbury Watershed)
2. Proposed Amendments to Bylaw 5.5 Flood Plain District (added 1970, amended 1980, 2010)
3. December 11, 2013 letter from Gregory Bialecki, Secretary, Commonwealth of Massachusetts Executive Office of Housing and Economic Development, re: Town of Sherborn Application for 2013 MassWorks Infrastructure Program Funding