

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

February 13, 2013

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

Absent Member: Charles Yon

Others Present: Bob Murchison of 177 Lake Street, Eliot Taylor of 30 North Main Street, and George Fiske of 20 North Main Street

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

WARRANT ARTICLES (*Reference Document #1*)

The Board discussed the following proposed warrant articles for the 2013 Annual Town Meeting. John Higley reported that the articles have all been presented to the Advisory Committee and were approved for submission.

ARTICLE – To see if the Town will vote to grant Preliminary Development Plan Approval pursuant to Section 5.6.3 of the Zoning By-law for the re-zoning of land located on North Main Street and adjoining excess Woodhaven land now owned by the Town

Bob Murchison submitted a preliminary development plan for an over-55 housing community on the former Peace Abbey land. The Board discussed additional details the plan should include. There will be a public hearing on February 27th at which time the revised plan will be presented. The plan will then be presented to the Advisory Committee on March 23rd.

Article – To authorize the Board of Selectmen to accept the gift of an easement over land at 59 Whitney Street

John Higley reported that he has discussed the draft of the easement with the Advisory Committee. Language will be added per town counsel.

Article – To see if the Town will vote to amend Section 4.6.3 (c) of the Zoning By-laws, pertaining to the Planned Unit Development special permit provisions

John Higley asked the Board members for comments regarding whether the Board should move forward with the PUD or look toward other zoning reforms such as form based codes. The Board unanimously decided to move forward with the PUD.

John Higley was given a sales brochure for 41 North Main Street and shared copies with the members of the Board. The ideas presented in the brochure would most likely require PUD reform.

Article – To see if the Town will vote to amend Section 3.2 Schedule of Use Regulations

This article adds permissible uses to the EA district but only as approved as part of a Preliminary Development Plan approved at Town Meeting.

Article – To authorize a land conveyance

This article will be addressed by the Board of Selectmen.

TOWN CENTER REPORT

There was no further discussion of the Town Center Report at this meeting.

HOUSE DOCKET #3216, AN ACT PROMOTING THE PLANNING AND DEVELOPMENT OF SUSTAINABLE COMMUNITIES (*Reference Documents 2, 3, and 4*)

John Higley suggested all Board members read through the proposed bill and discuss at the next meeting.

OTHER BUSINESS

Energy updates/Green Communities Grant and ESCO contract: An owner's agent has been obtained to help with energy options.

Solar Opportunities: There have been no further developments. The Town has not been able to find an eligible partner to work with.

CRWA/MAPC "smart sewerage" project: Gino Carlucci sent an email to CRWA for an update. CRWA responded, requesting wetlands information in order to complete its build-out analysis.

Whitney Farms: The developers have been in contact with the town of Holliston about connecting to its water supply, which would require an inter-municipal agreement.

Meetings with other boards: The Revenue Development Committee may attend the Planning Board's next meeting to discuss a housing project.

CITIZEN COMMENTS:

The ZBA voted tonight and turned down Ed Rose's request to have a SBA party with outdoor entertainment at the Sherborn Inn.

MINUTES

January 9, 2013 – John Higley moved to accept the minutes as amended. John Stevens seconded the motion and it voted to pass 3-0. Eric Johnson abstained as he wasn't in attendance on January 9th.

January 23, 2013 – John Higley moved to accept the minutes as amended. Eric Johnson seconded the motion and it voted to pass 4-0.

The next meeting of the Planning Board will be February 27, 2012.

The meeting adjourned at 9:53 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Summary of Warrant Articles for 2013 Annual Town Meeting
2. Outline of Zoning Reform Bill, "An Act Promoting the Planning and Development of Sustainable Communities," House Docket #3216
3. Summary of Zoning Reform Bill, "An Act Promoting the Planning and Development of Sustainable Communities," House Docket #3216
4. Email from Rep. Stephen Kulik and Senator Daniel A. Wolf, "Streamlining Zoning Reform: House Docket #3216, An Act Promoting the Planning and Development of Sustainable Communities"