

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

February 27, 2013

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

Others Present: Bob and Alison Murchison of 177 Lake Street, Architect David Beilman of Bridgewater, VT (representing the Murchison project), Rob St. John (representing the Murchison project), Jim Murphy of 44 Bear Hill Road, Kitty Sturgis of 38 Hunting Lane, Susan Tyler of 26 Western Ave, Eliot Taylor of 30 North Main Street, and Michael Lesser of 54 Forest Street

John Higley called the meeting to order at 7:02 p.m. in Sherborn Town Hall, Room 204A.

PUBLIC HEARING ON ZONING ARTICLES/WARRANT ARTICLES (*Reference Document #s 1 and 2*)

A. Article - To amend Section 4.6.3 (c) of the Zoning Bylaws to increase maximum size of a retail outlet from 2500 to 6000 square feet

The Advisory Committee has approved this article and it will go before the Board of Selectmen tomorrow. There were no public comments.

B. Article - To amend EA district to allow limited retail, office, and assisted living uses, but only as shown on a Preliminary Development Plan approved at Town Meeting
Public comments requested clarification of the article. The Board summarized the article and clarified that the article would only allow for a change to the EA district if/when a Preliminary Development Plan was first approved at Town Meeting.

C. Article - To approve a draft Preliminary Development Plan and rezoning of land on North Main Street to EA

Bob Murchison, David Beilman, and Rob St. John presented a revised draft Preliminary Development Plan to construct an 18-unit over-55 housing community. Each unit will consist of two bedrooms and approximately 2000 square feet. A new driveway would be installed and ideally every unit will have a garage. There would be a small, shared

recycling center in the development. Parking for the remaining statues of the Peace Memorial Park will be shared with the cemetery.

The next steps are: 1. present before the Advisory Committee; 2. complete the final development plan; 3. present at Town Meeting; 4. return to the Planning Board for approval.

Citizens suggested incorporating the Dowse parsonage and the history of the library into the new housing community.

John Higley moved to approve the plan contingent upon receiving additional materials as required in a formal Preliminary Development Plan. Charles Yon seconded the motion and it voted to pass 5-0.

John Higley moved to keep hearing open until March 13th at 7 p.m. Charles Yon seconded the motion and it voted to pass 5-0.

TOWN CENTER REPORT

The Board will update the Town Center Report relative to the new information presented by the representatives of the Murchison project.

The Board will look into what happened to the Town's arts and crafts business which recently closed. The information may offer helpful feedback regarding developing the downtown.

ANNUAL REPORT (*Reference Document #3*)

The Board reviewed the Annual Report. Minor amendments were made to fix typos. The consensus was that the Report is very good.

The Board discussed the Sudbury aqueduct trail walk and future trail opportunities.

HOUSE DOCKET #3216, AN ACT PROMOTING THE PLANNING AND DEVELOPMENT OF SUSTAINABLE COMMUNITIES

Currently the bill has 58 sponsors. The zoning changes it outlines would require a 2/3 vote in order to allow a lesser majority vote on the individual town level.

Grace Shepard pointed out that the bill has "opt-in" provisions.

John Higley proposed drafting a letter of support if the Board agrees. Eric Johnson and Charles Yon suggested taking more time to read the summary, then discussing it at the next meeting.

OTHER BUSINESS

Solar Opportunities: Gino Carlucci attended a meeting with the selected solar developer and the project is moving forward.

CRWA/MAPC "Smart Sewering" project: There were no updates to report.

Cell Tower Project: An application is expected within the coming weeks to construct a cell tower near the intersection of Lake Street and Goulding Street East. The applicant does not have an associated carrier yet.

59 North Main Street: Gino Carlucci met with someone who is interested in purchasing the property at 59 North Main Street. The individual would like to restore the existing house and convert the barn into a residence.

Sherborn Business Association: The SBA will attend the Board's next meeting to discuss reapplication for a permit to allow outdoor entertainment at the Sherborn Inn for a "Brewfest" event. The ZBA granted the permit in 2012, but declined a recent request to allow the event again this year. If the Planning Board does not grant approval, the SBA cannot reapply for another two years.

A citizen commented that he disapproves of the event and will argue vehemently against it.

Whitney Farms: John Higley reported an update on the easement. There is the possibility that the retention pond could cause flooding of the trail area. A solution may be to create a parallel path around the vernal pool.

The next meeting of the Planning Board will be March 13, 2013.

The meeting adjourned at 9:22 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Notice of Public Hearing to consider changes to the Sherborn Zoning Bylaws, published in the Dover-Sherborn Press editions of February 7 and 14, 2013
2. Summary of Warrant Articles for 2013 Annual Town Meeting
3. 2012 Planning Board Annual Report