

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

January 23, 2013

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

**Members absent:** John Stevens, Charles Yon

**Others Present:** Carol McGarry, others

John Higley called the meeting to order at 7:04 p.m. in Sherborn Town Hall, Room 204A.

### **DEMOLITION BY NEGLECT** (*Reference Document #1*)

Carol McGarry, Chair of the Sherborn Historical Commission, appeared to discuss a proposed warrant article by the Commission pertaining to abandoned properties. She explained that there are several properties in town that have been neglected by their owners and have become hazards and eyesores. The Commission has collected bylaws from other towns that have addressed this problem and used them to draft a bylaw for Sherborn. The draft is still being worked on and input is welcome. She emphasized that it would not apply to occupied houses, only vacant houses. It would also not apply to barns or other accessory buildings on a property.

The issue of contaminated property was raised. The Town may be reluctant to assume control of an abandoned property if it was contaminated. The issue of whether this does anything more than MGL Chapter 139. It was stated that the state law pertains to authorizing demolition, but the purpose of the proposed bylaw would be to provide an early notice process to encourage the property owner to make repairs within a certain timeline or agree to a plan and schedule for making the repairs. The Board agreed to further consider the article and what assistance it may be able to provide. Town Counsel will be asked to comment as well.

### **WARRANT ARTICLES** (*Reference Documents #2*)

The Planning Board continued the discussion of potential warrant articles for the 2013 Annual Town Meeting. John Higley noted that he had spoken with the owner of the Dover Market. In response to the issue of size, he suggested that the size be determined by a market study. A discussion of the size of other markets followed. It was noted that the Dover Market is just under 6000 square feet. Grace Shepard noted that a key issue is the distance from Sherborn

Town Center to markets in adjacent towns compared to the markets in Dover, Lincoln, and Carlisle. The consensus was to leave the article as is, with a 6000 square foot maximum.

There was also discussion about the articles related to the Peace Abbey. The question was raised as to what the policy on land conveyances is. Gino Carlucci stated he thought there is a state law that requires an appraisal before a Town can dispose of real property.

**TOWN CENTER REPORT** (*Reference Document #3*)

As requested at the last meeting, Gino Carlucci provided a document that lists the key elements of form-based codes. The primary point is that the organizing principle is the form of development rather than the uses. It is a difficult concept to grasp when for years uses have been the dominant principle for zoning.

It was also noted that form-based codes do not dictate architectural style, but that doing so is an option. The key is bulk, height and location of buildings on a lot as well as both vehicular and pedestrian access to buildings.

**MINUTES**

The minutes of the November 13, 2012 and December 19, 2012 meetings were approved as amended on votes of 3-0.

**OTHER BUSINESS**

Updates were provided on the Solarize Mass program in which Sherborn is attempting to participate with one or two abutting communities. Also, it was noted that the Investment Grade Audit report from Ameresco has been received. An update on Whitney Farms was also provided.

The next meeting of the Planning Board will be February 13, 2013, and the hearing on zoning articles will be held on February 27.

The meeting adjourned at 10:20 p.m.

Respectfully Submitted,



Gino Carlucci  
Town Planner

**DOCUMENTS REFERENCED DURING THE MEETING** (All documents are available in the Planning Board Office).

1. Draft Demolition by Neglect bylaw by Historical Commission.
2. Set of Planning Board sponsored warrant articles plus related Peace Abbey land conveyance article.
3. Summary of Form-Based Code features