

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

January 9, 2013

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

Members absent: Eric Johnson, Charles Yon

Others Present: Ed Tarca, Paul Dacier, Carol Campos, Christian Campos, and Kitty Sturgis.

John Higley called the meeting to order at 7:07 p.m. in Sherborn Town Hall, Room 204A.

92 WOODLAND STREET (*Reference Documents #1 and #2*)

A public hearing under the Scenic Road Act was held for an application to rebuild a stone wall in front of this property. Ed Tarca, representing the owner Paul Dacier, presented photos of three other walls he had constructed and suggested that the rebuilding would be similar to one of those. He said the intent is to straighten the wall and build a solid foundation for it. He said mortar would be used for stability, but only in the interior of the wall so that no mortar would be visible. Board members expressed a preference for one particular wall that was more rustic in appearance than the others.

An abutter expressed concern and suggested that the wall not be done perfectly but in a manner that matches the abutting walls. Robin Perera suggested stipulating that the rebuilding be similar to the specific wall shown in the photo. Ed Tarca also stated that the wall will follow the contour of the road and that all three sides of the wall would be a combination of the existing stones supplemented with "New England Weathered Field Stones." It was suggested that no thin, flat stones be used on top of the wall and Ed Tarca responded that that stipulation would be fine.

On a motion by John Higley, seconded by Robin Perera, the Board voted 3-0 to approve the application with the stipulation the wall follow the contour of the road and it not be capped exclusively with thin, flat stones.

WARRANT ARTICLES (*Reference Documents #3*)

The Planning Board continued the discussion of potential warrant articles for the 2013 Annual Town Meeting. It was noted that the owner of the Dover Market was unable to attend tonight but attend a future meeting.

The Board discussed the appropriate order of the articles pertaining to the former Peace Abbey property. It was suggested that the presentation at Town Meeting and at the Planning Board zoning hearing address all three articles together. The language of each article was also reviewed and appeared to be OK.

Regarding the article to amend the Planned Unit Development bylaw, the Board discussed raising the maximum size of a retail outlet from 6000 to 8000 square feet. Another alternative discussed was to leave it 6000 but allow the Planning Board to grant up to x square feet in a manner similar to the discretion allowed on parking and in the EA requirements. No decision was made.

John Higley noted that the articles would be discussed at the Board of Selectmen meeting of January 10 and the Advisory Committee hearing of January 29.

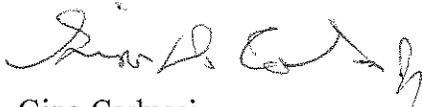
OTHER BUSINESS

Updates were provided on the MAPC regional solicitation for a solar developer. It was noted that firm has been selected and a Memorandum of Understanding is being prepared. Also, it was reported that 2 police vehicles have been equipped with anti-idling devices and their energy consumption is being monitored.

The next meeting of the Planning Board will be January 23, 2013.

The meeting adjourned at 10:00 p.m.

Respectfully Submitted,



Gino Carlucci
Town Planner

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

1. 92 Woodland Street Application for Scenic Road hearing
2. Set of photos of walls similar to that proposed at 92 Woodland Street
3. Set of Planning Board sponsored warrant articles plus related Peace Abbey land conveyance article