

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

July 10, 2013

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

Absent Members: Associate Grace Shepard

Others Present: Peter Liffiton of 19 Dopping Brook Road, Mark Cook representing Sprint (c/o C. Davis, 66-H Concord Street, Wilmington, MA 01887), and Eliot Taylor of 30 North Main Street.

John Higley called the meeting to order at 7:05 p.m. in Sherborn Town Hall, Room 204A.

SPRINT:

Mark Cook presented a plan for Sprint to update its facility located off Rockwood Street. Sprint would like to replace existing antennas and equipment cabinets, install two new cabinets, and add 6 remote radiohead units. The proposed antennas will be one foot taller than the existing antennas, however, the footprint will not be extended at all. The cabinets may need to be painted a darker color for better screening. Mr. Cook also presented a required letter from the Massachusetts Department of Public Health.

The Planning Board reviewed a letter from the Conservation Commission to Mark Cook, stating several issues with the site. First, Sprint must plant blueberry bushes for screening. Mr. Cook reported that Sprint had abided by that condition when the site was first constructed, but the bushes were mowed down by another utility company. Sprint will re-plant the blueberry bushes. Second, Sprint must only park on the side of Rockwood Street – not drive up the pathway. Mr. Cook reported that he has informed Sprint that this condition needs to be followed. Third, the pathway and fencing must be maintained. The Conservation Agent noted that the chain around the site was either broken or hanging low. Sprint's position was that it must abide by the conditions in their special permit only and therefore the chain is the responsibility of TMobile or NSTAR. John Stevens requested clarification of who has responsibility for the path and fence.

Charles Yon noted that there were inconsistencies in the names of Planning Board members who signed the original Special Permit.

Charles Yon moved that the Planning Board conclude that the modifications proposed are not a substantial change to the physical dimensions of the tower or the station, therefore allowing Sprint's proposal subject to planting of blueberry bushes with the approval of the Town Planner, and painting the structure a darker color if determined necessary after the Town Planner views the screening. Eric Johnson seconded the motion and it was approved 5-0.

John Stevens noted that, if it's not already set by statute, the Planning Board should make it a requirement or practice to follow-up with sites such as the Sprint site periodically as part of monitoring zoning after an issue has come before the Board.

ANR – WASHINGTON STREET:

The ANR plan for the property formerly known as 247 Washington Street was resubmitted to adjust the lot line between two lots. Peter Liffiton presented the plan to modify the lines on the previously approved plan. In the new plan, Lot 3 will be modified from 12 acres to 4.2 acres because 10 acres are wetlands. Lot 2 will remain unchanged.

Eric Johnson moved to accept the new plan. Robin Perera seconded the motion and it was approved 5-0.

TOWN CENTER REPORT:

John Higley presented an updated spreadsheet of town center scenarios, which included the redevelopment of the Fitzpatrick property and the associated tax revenue. Options for development with residential, PUD, and mixed-use zoning were explored. The area around Sunshine Dairy is another possibility for development, but it would need to be re-zoned for business.

John Higley is working on updating the Town Center Report to include the Abbey Road project and a synopsis of what the town may look like in 5 years, 10 years, 30 years, etc. The updates will outline the goals of attracting a younger population and families, and to keep residents in town after their children leave the school system.

The Board discussed a Boston Globe editorial about smart growth in small towns.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Solar Opportunities: No updates.

Green Communities grant: No updates.

ESCO contract: No updates.

Whitney Farms: No updates.

CRWA/MAPC “Smart Sewering” project: Eric Johnson will send an email to schedule a Committee meeting.

Town Calendar: John Higley spoke with a resident who has created his own Town email update program, which combines updates from the town calendar, Wicked Local, and other news sources. If members of the Planning Board are interested, they may sign-up to try out the service.

The Town offers a subscription to “e-news” on its website, but this service does not seem to work or be monitored.

MINUTES:

May 22, 2013 – Charles Yon moved to approve the minutes as amended. John Stevens seconded the motion and it was approved 5-0.

The next meeting of the Planning Board will be July 24, 2013.

The meeting adjourned at 10:14 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Letter from Mark Cook to Gino Carlucci, “*81 Rockwood Street, Sherborn, MA / Assessor ID: 5-0-56G, Existing Transmission Structure and Existing Sprint Spectrum L.P. Wireless Facility,*” dated May 30, 2013
2. Memorandum to Municipal Clients from Kopelman and Paige, P.C., “*Telecommunications Act Amendment – Existing Facilities - Approval of Modification,*” dated March 20, 2012
3. Letter from Sherborn Conservation Commission to Mark Cook, dated June 27, 2013