

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES July 24, 2013

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

Charles Yon arrived at 9:32 p.m.

John Higley called the meeting to order at 7:09 p.m. in Sherborn Town Hall, Room 204A.

### **SPRINT:**

This was a discussion of whether Sprint's proposal to replace six antennas and two equipment cabinets, add a new cabinet, and add remote radioheads at its facility off Brook Street, would meet the "essentially not visible" standard of Bylaw 5.8.4.

Because it was determined in the July 10, 2013 meeting that no substantial change of the physical dimensions of the structure or base station area would take place, the Board determined that no further review under the bylaw was required.

Eric Johnson moved that the Sprint facility off of Brook Street does not require regulatory review, other than a building permit, and it complies with Bylaw 5.8.4 of being "essentially not visible." Robin Perera seconded the motion and it was approved 4-0.

### **TOWN CENTER REPORT:**

The Board discussed the spreadsheet developed by John Higley and what the specific vision of the Town should be. John Higley stated that the vision needs to include a financial aspect and options of incremental change, sweeping change, or no change, but if there is change, it must be in the right direction.

Water and sewer is still an issue and will greatly impact any change of the current downtown buildings: post office, Paul's Insurance, and the Sherborn Inn. The results of the 2008 survey regarding water and sewer indicated that there is general support for expanding commercial uses in the Town center. A water usage and cost study was recently published in the Globe.

Grace Shepard asked the Board members to identify what makes a community “sustainable.” Eric Johnson stated that there are many ways to look at sustainability and that it includes environmental, economical, and maintainable aspects. Grace Shepard noted that Sherborn will never be a large town, but small increases in population with minimal impact, if done carefully, would help divide the cost of running the Town and supporting the schools. John Stevens agreed that economic sustainability is a priority, particularly with the implications of Proposition 2 ½. Mr. Stevens added that an increase in revenue would also make the Town more attractive and limited development should be encouraged within existing parameters. Robin Perera stated that, to be sustainable, the Town needs to be open to change - not just wanting to maintain its current status.

John Higley invited Ben Williams, Vice Chair of the Advisory Committee ,who spoke at the School Committee meeting, to join the next Planning Board meeting to discuss the financial situation of the Town. John Edgar, from Revenue Development, will also come to the next Planning Board meeting.

**POTENTIAL WARRANT ARTICLES FOR 2014:**

The Board discussed possible warrant articles for the 2014 Annual Town Meeting: a change to the open space development bylaw and whether the proposed state zoning bylaw could be made the Planning Board’s standard.

Gino Carlucci noted that Dover has an interesting bylaw that Sherborn may want to consider. It requires site plan review for construction involving “uses not detrimental,” e.g. tennis courts, basketball courts, etc. This would allow the Planning Board to regulate issues like outdoor lighting.

John Stevens inquired about whether the Planning Board should address the medical marijuana issue before the moratorium expires. Gino Carlucci pointed out that only five towns per county will receive permits, so there is a slim chance of it being an issue in Sherborn. Even if Sherborn does receive a permit, the Town cannot zone against it.

Eric Johnson suggested that the Board may not want to present again any past warrant articles next year that did not pass in previous years.

**OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

**Solar Opportunities:** A company has been selected (SolarFlair from Framingham), a Memorandum of Understanding has been signed, the logo has been designed, and the project will be publicized. There will be a tiered system, so the more people that sign up, the less expensive it will be. SolarFlair will come out and look at the homes of people who are interested.

John Stevens suggested that the Planning Board may want to discuss regulation, or site plan review, of programs like this.

**ADESA:** The first payment under the new contract arrived today.

**Whitney Farms:** No updates.

**MWRA Aqueduct Rights of Way Meeting:** Gino Carlucci will be attending the meeting tomorrow with the Conservation Agent. The Town would have to apply to participate; however, there are several issues. One is that the aqueduct goes through Sunshine Farm and the golf course. There are also issues with brook crossings in the wet season and road crossings across Coolidge Street and North Main Street.

**CRWA/MAPC “Smart Sewering” project:** Eric Johnson sent out an email to schedule the next meeting.

**South West Advisory Traffic Congestion meeting** – Gino Carlucci and Grace Shepard attended the meeting. There is a draft of a regional transit study. They discussed that Council on Aging vans may be available for other populations, but school buses are not. There is also a taxi service available for seniors to use for shopping and medical appointments at a discounted rate. Grace Shepard suggested inviting the Sherborn Council on Aging to a future Planning Board meeting to discuss options.

**MINUTES:**

June 26, 2013 and July 10, 2013 minutes were not ready to be reviewed.

The next meeting of the Planning Board will be August 14, 2013.

The meeting adjourned at 10:09 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

**DOCUMENTS REFERENCED DURING THE MEETING**

1. Letter from Mark Cook for Sprint Spectrum L.P. to Gino Carlucci, “*36 Brook Street / Assessor ID: M:3 L:36 – Existing Transmission Structure and Existing Sprint Spectrum L.P. Wireless Facility,*” dated July 15, 2013
2. Email from Mark Cook for Sprint Spectrum L.P. to Gino Carlucci, “*36 Brook Street/Sprint; Rockwood Street/Sprint,*” dated July 22, 2013