

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

June 26, 2013

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

**Guests:** Jim Murphy of 44 Bear Hill Road (Library Trustee) and Christopher Kenney of 21 Farm Road (Library Trustee)

John Higley called the meeting to order at 7:06 p.m. in Sherborn Town Hall, Room 204A.

### **LIBRARY SITE PLAN**

Jim Murphy and Christopher Kenney, library trustees, appeared before the Board to present a preliminary site plan of a proposed extension to the library.

The library is on the waiting list for a grant from the Massachusetts Board of Library Initiatives, to be awarded in October 2015. The proposed site plan would then be presented for approval at the April 2016 Town Meeting. If approved, the next step would be to hire an architect and project manager to move the plan forward. At that time, the Planning Board will need to review proposed plans for parking, lighting, tree planting and other landscaping, pathways, ADA compliance, underground water storage for fire protection, leach fields, wells, and storm water management. This site plan review would follow the same procedures for a special permit; a public hearing, notice to abutters and the surrounding towns, notice to other town departments, etc.

Several benefits of the project were discussed. Jim Murphy, Christopher Kenney, and the Board recognized the goal for the library to attract more young adult users and become a “living room of the community;” providing common space, a place for computer usage, and meeting areas for private tutoring sessions. Further, the outside area would be improved, as some donations have been earmarked to enhance the terrace area into a more usable space. The proposed extension would also provide more parking for the library and other community buildings.

The Board discussed whether the project would be impacted by the possible closing of Sanger Street to create a “town common” area (as discussed in previous meetings).

Immediately following the discussion, the Planning Board conducted a site visit of the area.

### **TOWN CENTER REPORT**

John Higley is in the process of updating the spreadsheet regarding scenarios for the vision of Sherborn. The updated version will be reviewed at the next meeting.

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

**Solar Opportunities** – The project is moving forward and there is a meeting tentatively scheduled for next Tuesday. Solar Flare is the company that was selected. David Williams is working on a draft memorandum of understanding.

**Whitney Farms** – The project is moving along. The builders have proposed installation of a mix of over-burdened and deep rock wells.

**Open Space Bylaw** – A draft bylaw, based on the state model, has been written. The draft bylaw calls for details to be included in the subdivision rules and the open space design to be by right. Any deviation would require a special permit.

The Board members will review the draft and approach the Open Space Committee for feedback.

**Boston Globe Article** – An article appeared in the Globe supporting land use reform.

**SWAP** – Mike Giaimo has taken Grace Shepard’s spot. There will be a presentation on the state’s new Open Space Design model in September or October.

**Planning Board Updates for the Public** - John Stevens suggested that the Planning Board post an agenda in the Dover Patch, and other similar publications, to better publicize the intent of the Board. Grace Shepard and John Higley added that there are applications and software programs available for people to be notified about local happenings. Individuals can sign-up as a free service.

### **MINUTES –**

March 27, 2013 – Charles Yon moved to approve the minutes as amended at the previous meeting. Eric Johnson seconded the motion and was approved 5-0.

April 10, 2013 – Charles Yon moved to approve the minutes as amended at the previous meeting. Eric Johnson seconded the motion and it was approved 5-0.

May 8, 2013 – Charles Yon moved to approve the minutes as amended at the previous meeting. Eric Johnson seconded the motion and it was approved 5-0.

May 22, 2013 – Charles Yon moved to approve the minutes. Grace Shepard seconded the motion and it was approved 5-0.

The next meeting of the Planning Board will be July 10, 2013.

The meeting adjourned at 9:28 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

#### **DOCUMENTS REFERENCED DURING THE MEETING**

1. Library Site Plan SD-1
2. Library Site Plan SD-2
3. Article: “New zoning law will help ease Massachusetts’ housing woes,” The Boston Globe, Editorials, June 25, 2013
4. Section 4.5 Open Space Special Permit Regulations and Model Regulations