

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

March 27, 2013

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

Others Present: Eliot Taylor of 30 North Main Street, Francis Parisi, Esq. of Parisi Law in Providence, RI and Christian Carmody of InSite Towers, LLC representing the cell tower project, Sherborn Police Chief Richard Thompson, Christopher Decker of 29 Great Rock Road, ZBA members (Alan Rubenstein, Michael Giaimo, Paul Kerrissey, and Ron Steffek), Jim and Thurza Campbell of 212 Farm Road, Peter Caruso of 52 Whitney Street, and others

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

ZONING ARTICLES/WARRANT ARTICLES (*Reference document #1*)

The Board discussed the draft report on zoning warrant articles for the 2013 Town Meeting.

A. Article 13. To amend EA district to allow limited retail, office, and assisted living uses, but only as shown on a Preliminary Development Plan approved at Town Meeting.

Grace Shepard suggested adding language to clarify that although this article was initiated by the project outlined in Article 14, it is not contingent upon that project being completed; this article is good zoning/planning for the entire town in general.

Charles Yon suggested amending the language to clarify that a two-step approval process would be required of any Preliminary Development Plan - by both the Planning Board and at Town Meeting.

B. Article 14. To approve a Preliminary Development Plan and rezoning of land on North Main Street to EA.

The Board was satisfied with the PDP and the language of the article. If it is approved at Town Meeting, the Board will have to review more detailed development plans and grant a special permit before the project can move forward.

C. Article 16. To amend Section 4.6.3 (c) of the Zoning Bylaws to increase maximum size of a retail outlet from 2500 to 6000 square feet.

The Board reviewed the article without additional comment.

NON-ZONING WARRANT ARTICLES (*Reference document #2*)

A. Article 12. To see if the Town will vote to authorize the Board of Selectmen to accept a gift of an easement over land located at 59 Whitney Street and part of the Whitney Farms development

The Board reviewed the article without additional comment.

B. Article 15. To see if the Town will authorize the Board of Selectmen to convey excess land at Woodhaven

The Board reviewed the article without additional comment.

C. Article 19. To see if the Town will vote to amend its General By-Laws by adding a new Chapter 27 (Sherborn Historical Commission Article)

The Board members were supportive of the overall concept of the article, but would like the goal and the language clarified. It is not clear which buildings would be subject to the by-law.

TOWN CENTER REPORT

John Higley suggested incorporating the “2 North Main Street/Abbey Road” project into the Town Center Report as an example. It would make the Board’s suggestions more relevant by illustrating how zoning changes and the additional of water and sewer would impact the scope of this project and others.

John Higley attended the last Board of Health meeting. Its members offered some helpful feedback and were receptive to talking about the health related benefits of rezoning the town center. The Board of Health is interested in contributing to the recommendations.

John Higley would like to update the previously discussed Town Center Report scenarios and move toward recommendations. Grace Shepard suggested discussing the septic/sewer plan further so people can understand the full potential of the downtown. Eric Johnson added that the CRWA assessment can now be added in addition to information from the Town of Littleton’s feasibility study.

Grace Shepard suggested the possibility of a walking path around Farm Pond similar to that around Lake Waban in Wellesley. It would require an agreement with the land owners.

The Board would like to revisit the idea of blocking off the Sanger/Sawin intersection. Ed Wagner and the Traffic Safety Committee will need to be involved.

CELL TOWER JOINT HEARING WITH BOARD OF APPEALS (*Reference documents 3 and 4*)

John Higley opened the hearing at 8:57 p.m.

The applicant, InSite Towers, LLC, presented a proposal to install a cell tower off Lake Street on Town-owned land. In the joint hearing, the applicant requested a special permit from the

Planning Board and the grant of a Variance from the ZBA to construct a tower greater than 100' in height.

InSite has entered into a lease agreement with the Town to use an undeveloped Town-owned lot on Farm Road. The cell tower will be a 130' monopole with attached public safety antennas, therefor increasing the availability of cell phone use to residents and public safety officials in the area. The applicant's presentation asserted a strong public safety need, stating that more than 70% of 911 calls are made by cell phones and 25% of homes are wireless only. The tower will be able to accommodate up to 4 carriers, though no carriers have been contracted yet. InSite will conduct a 'balloon test' on March 30th to certify that the tower will be minimally visible by car. The applicant would prefer to build a larger tower to increase reception range and minimize interference from the tree line, but 130' is the maximum height agreed upon per the terms of the lease.

John Higley requested more public safety performance data; including service interference, who is responsible for maintaining the path over the underground cable, and details of the backup generator that will be used. The ZBA and the Planning Board would also like to review the results of the balloon test. The hearing was continued to April 10th.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Green Communities grant/ESCO contract/Solar Opportunities: There were no updates.

CRWA/MAPC "Smart Sewering" project: There will be a follow-up meeting in May. CRWA is in the process of organizing a small committee. There will need to be further discussions to determine if smart sewerage is feasible in Sherborn and if the town wants it.

Whitney Farms: There were no updates.

Reports on Meetings with Other Boards: There were no updates.

MINUTES

March 13, 2013 – Charles Yon moved to approve the minutes as amended. Eric Johnson seconded the motion and it voted to pass 5-0.

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

The meeting adjourned at 10:28 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Recommendations on Planning Board Zoning Articles
2. Recommendations on Planning Board Non-Zoning Articles
3. Letter from Sherborn Communications Committee to Planning Board and Zoning Board of Appeals entitled "Special Permit Application for Cell Tower on Lake Street," dated March 25, 2013
4. Special Permit and Variance Application for Wireless Communications Facility, submitted by Parisi Law Associates, P.C., dated March 27, 2013