

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

May 8, 2013

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

John Stevens arrived at 7:17 p.m.

**Absent Members:** Eric Johnson

**Others Present:** Scott Hothen of 10 Fiske Pond Road in Holliston, Abby Fiske of 11 Fiske Pond Road in Holliston, Jeff Moore of 2 Fiske Pond Road in Holliston, Peter Liffiton of 19 Dopping Brook Road, and Eliot Taylor of 30 North Main Street

John Higley called the meeting to order at 7:10 p.m. in Sherborn Town Hall, Room 204A.

### TOWN MEETING WARRANT ARTICLES

The Board discussed the results of the 2013 Annual Town Meeting. All Planning Board sponsored articles passed except for the PUD article.

John Higley spoke with someone from Dover about the results of their Town Meeting. The Town of Dover had a discussion about three members on the Board of Selectmen is the appropriate number.

### 125 MILL STREET

This is a continuation of a previous discussion to approve a screening plan around the construction of a new horseback riding ring.

Gino Carlucci spoke with the attorney for the applicant this afternoon, who stated that the plan was not ready and the applicant would like to defer to the next meeting. The abutters were not informed of this. The abutters attended the meeting and indicated that they were given a new plan showing plantings.

The abutters expressed concerns with the project. Scott Hothen stated that there have been some changes on the property. Survey stakes have been removed and it is unclear what the new

elevation of building will be. Mr. Hothen worried that fill will be needed to raise the building. In addition, there is a manure pile that is being moved. The pile is creating a smell and other issues. The abutters would like to see the indoor riding ring placed where the outdoor ring is or for the locations to be swapped. This would eliminate any abutter issues or need for screening. Right now the plan calls for the screening to be placed all on the abutters' properties. Jeff Moore indicated that there have been other issues between the applicant and the neighbors. Abby Fiske invited the Planning Board to conduct a site visit. The abutters would like a restriction on hours of operation of the indoor facility. If the applicant agrees to such a condition, it will be written in the Board's approval and must be abided by.

The screening plan discussion will be continued at the next meeting when the applicant and abutters are all in attendance.

The Board discussed regulating agriculture in general. John Higley stated that the strength of screening bylaws has been debated throughout the state. Gino Carlucci and Grace Shepard suggested that regulating light may be possible under other standards. Gino Carlucci also suggested looking at other bylaws such as the Dover Planning Board's "accessory use not detrimental to a residential area" provision, which would require site plan review for projects like these.

### **TOWN CENTER REPORT**

Grace Shepard would like to include the financial impact of either water or sewer, not both. John Higley created some scenarios on a PUD spreadsheet with tax revenues of adjacent buildings. He will send it to the Board members to discuss at the next meeting. John Higley also created a calendar with important town dates and will circulate it to the Board.

John Higley spoke with Carole Marple about creating a survey to be included in the Town census. The survey would replicate some of the same questions from previous surveys. It would come out too late in terms of formulating articles, so any related articles would need to be crafted in advance. This will probably be a three-year plan.

The Board discussed the possibility of future development in town considering that the PUD article did not pass at Town Meeting. Grace Shepard noted that Bob Murchison did well with communicating his ideas for the Abbey Road project, which helped it pass. She also noted that a lesson from Town Meeting may be that people don't want development. Robin Perera stated that the point of development is to increase the quality of life within town, but if there isn't any interest, then it is a waste of time and money to pursue a project such as a new sidewalk. John Higley felt that, even without development, a new sidewalk is a good idea. John Higley noted that a lot of things mentioned in the Town Center Report - the Whitney easement, an over-55 housing community (the Abbey Road project) - did pass, indicating progression. John Stevens suggested that the town may be amenable to a smaller project at 41 North Main Street or somewhere else. A project that wouldn't need water and sewer, wouldn't use the school system, and would bring in more revenue may be supported. Grace Shepard suggested focusing on improving the properties next to the Puopolo building.

Gino Carlucci provided an update for the 59 North Main Street property. Several developers have contacted him, indicating interest in building 2-3 homes.

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

**Solar Opportunities:** The Working Group met with a 3<sup>rd</sup> vendor and determined that each vendor is qualified. The Energy Committee will reconvene and make a decision of which to hire.

**CRWA/MAPC “Smart Sewering” project:** The preliminary feasibility study is halfway through.

CRWA is forming a short term committee to guide the project toward completion. The committee will be charged with defining next steps, commenting on the study, and providing general recommendations to the Planning Board. It would be ideal to have eight people on the committee. Ed Wagner, Eric Johnson, and Peter Liffiton have volunteered. There are twelve other available candidates to choose from.

**MINUTES** – The 3/27, 4/10, and 4/24 minutes will be reviewed during the next meeting.

The next meeting of the Planning Board will be May 22, 2013.

The meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

None