

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

October 9, 2013

**Members Present:** John Higley (Chairman), Robin Perera, Charles Yon, and Associate Grace Shepard

**Absent Members:** John Stevens, Eric Johnson, and Town Planner Gino Carlucci

**Others Present:** Arthur Boyer of 148 North Main Street, Byron Andrews of Andrews Survey & Engineering representing 66-68 South Main Street, Peter Barbieri, Esq. of Fletcher Tilton PC representing 66-68 South Main Street, Barb Kantorski of 2 Whitney Street (Advisory Committee), and Peter Liffiton

John Higley called the meeting to order at 7:13 p.m. in Sherborn Town Hall, Room 204A.

### **148 NORTH MAIN STREET ANR** (*Reference document #1*)

Mr. Boyer presented a plan to acquire 84 square feet from an abutter so that a well that was drilled slightly off the correct location can meet well setback requirements.

Charles Yon moved to endorse the ANR, finding that the plan meets the requirements of the bylaw in that it does not require approval of the Planning Board. Robin Perera seconded the motion and it passed 3-0.

### **66-68 SOUTH MAIN STREET ANR** (*Reference document #2*)

The ZBA is in the process of reviewing the property regarding a request for approval of an accessory apartment.

Mr. Barbieri and Mr. Andrews presented a plan to separate the property into two lots. The Board was not comfortable with endorsing the ANR because it appeared that doing so would create a non-conforming lot. Mr. Barbieri indicated that he read the bylaw differently and the lot would not become non-conforming. The Board decided it would be best to consult with Town Counsel and possibly with the ZBA.

Grace Shepard moved to delay the Board's decision pending consultation with Town Counsel. Charles Yon seconded the motion and it was approved 3-0.

### **MASTER PLAN SURVEY**

John Higley will distribute the Master Plan Survey to the Board. The updated Plan includes significant changes due to the addition of the Abbey Road project.

**POTENTIAL WARRANT ARTICLES FOR 2014**

John Higley indicated that he is a proponent of a complete overlay district for the Town Center. The Board decided to discuss potential warrant articles during the next scheduled meeting.

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

**Potential Bond Article** – Grace Shepard informed the Board that the state legislature is considering a bill that will make funds available for water and sewer installation for certain Massachusetts communities. It is early on in the discussion. The Board will keep an eye on any developments.

**MAPC** – The MAPC annual meeting is coming up.

**SOS** – The SOS meeting will be November 18<sup>th</sup> at 7pm.

**Proposed Development on Maple Street** – There are many steps that must be taken before this project can go forward. Board members have heard some opposition to the plan, particularly from townspeople that do not like the developer involved in the project.

**MINUTES**

Minutes were not reviewed.

The next meeting of the Planning Board will be October 23, 2013.

The meeting adjourned at 8:43 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

**DOCUMENTS REFERENCED DURING THE MEETING**

1. Plan of Land for 148 North Main Street (Assessors Map 10, Lots 93 & 99B), Sullivan Surveying Company, LLC of Natick, dated September 27, 2013
2. Existing Plan of Land of 66/68 South Main Street, prepared for Growth Homes South Main Street , LLC, dated October 1, 2013