

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

April 23, 2014

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

Absent Member: Eric Johnson

Others Present: Eliot Taylor of 30 North Main Street

John Higley called the meeting to order at 7:19 p.m. in the Sherborn Town Hall, Room 204A.

114 HUNGTING LANE – T-MOBILE (*Reference document #1*)

The Board reviewed a proposal to replace an existing flat panel antenna array of 3 antennas with a flat panel array of 6 antennas. The height will remain the same (80 feet tall), but the width will be slightly expanded. The Board discussed what, if any, fees would be applicable for the project.

Mr. Yon moved that the Planning Board find that the “essentially not visible” standard was met; therefore, a preliminary site plan will not be necessary for this project. Mr. Stevens seconded the motion and it passed 5-0.

A public hearing will need to be scheduled.

GENERAL PLAN SURVEY

Mr. Higley presented the compiled data from the General Plan Survey and it was compared to that of the 1998 survey. The Board discussed how to efficiently organize and compare the data as several of the 2014 survey questions were different from those in the 1998 survey.

The data was reviewed and discussed in detail. There was concern some questions were misunderstood by respondents or not answered at all.

As the data should be used to affect future policy, Mr. Higley noted that he would like to have a final report of the data approved by the Board and published in June. The plan is to have a draft report on May 14th, consult the other boards and committees (incorporating their input on May 28th), then finalize the report at the June 11th meeting and publish the results.

TOWN MEETING (*Reference document #2*)

The Board planned the presentation of the warrant articles.

Mr. Johnson will present the “lighting” warrant article. Depending on what time the article is heard, Mr. Carlucci will present the “flood plain” warrant article, with Mr. Higley serving as back-up. Mr. Higley will present the “medical marijuana” warrant article.

A citizen sent an email to Mr. Higley offering to promote the “medical marijuana” warrant article. Ms. Perera suggested if individual citizens want to promote before or speak at Town Meeting, they should do so on their own. Mr. Yon and Ms. Shepard felt that it was important to acknowledge that the commentary accurately described the Board’s intent of the article. Mr. Higley will respond to a request for feedback on a promotion of the Medical Marijuana article as an individual citizen and not on behalf of the Board.

GENERAL PLAN UPDATE

The Board discussed creating various General Plan committees and how to recruit members. The Board agreed that it’s important to look at what Master Plan requirements are at the state level. Mr. Higley will circulate those guidelines.

Ms. Shepard drafted a mission statement which will be circulated to the Board.

The Board will discuss the General Plan in more detail during the meeting following Town Meeting.

HOUSING PRODUCTION PLAN

No updates were discussed.

TOWN CENTER REPORT

No updates were discussed.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

247 Washington Street - Mr. Carlucci and Ms. Graziano (Conservation Commission Agent) wrote a right of first refusal response. There is no need for the Town to exercise their right on that parcel.

Exiting Board Members - Ms. Shepard and Mr. Stevens acknowledged that Ms. Perera and Mr. Yon are leaving the Board and thanked them for their service.

Additional Planning Board Meetings - Mr. Carlucci has posted two extra Planning Board meetings in case they are needed before Town Meeting.

MINUTES

Minutes were not reviewed during this meeting.

The next meeting of the Planning Board will be May 14, 2014 in Room 204B.

The meeting adjourned at 10:02 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Determination of Exemption from Special Permit for Wireless Communication Facilities, dated 4/21/2014
2. Article 32