

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES August 27, 2014

**Members Present:** Eric Johnson, Chris Tullmann, Marian Neutra, Associate Grace Shepard, and Town Planner Gino Carlucci

**Members Absent:** John Higley, John Stevens

**Others Present:** Eliot Taylor, Sara Wragge, Peg Robinson, Janet Fitzpatrick, Martha Wells, Paul Finkowitz, Pam Hastings, Leslie Wallkenstein, David Wallkenstein, Charles Golier

Eric Johnson called the meeting to order at 7:14 p.m. in the Sherborn Town Hall, Room 204A.

### **ABBEY ROAD**

Eric Johnson made the motion to continue the hearing on Abbey Road to the Planning Board meeting on September 10, 2014 at 7:00 p.m. as two members were not present at tonight's meeting. The motion was seconded and it was unanimously voted to continue. The representatives of the Abbey Road project were told in advance that the meeting would be continued.

### **GENERAL PLAN UPDATE** (*Reference Document #1*)

Grace Shepard provided the Board with a further-updated version of the Sherborn General Plan Update Charge to Subcommittees document.

The kickoff meeting of the General Plan Working Groups will take place at the September 17, 2014 meeting of the Planning Board. On that date, it is the goal of the Planning Board to review the results of the General Plan Survey, which will be disseminated prior to the meeting, with the working groups. Each of the working groups will also potentially select a Chair and decide on the dates of their future meetings. Marian Neutra suggested that at each subsequent Planning Board meeting, the issues and potential directions discussed by each working group be briefly reported and reviewed. Including this as a regular agenda item will keep us abreast of progress, and allow us to monitor the compatibility of all three toward the overall goals of revising the Town Plan.

Eric Johnson stated that the working groups are the creative outlet in this project and the Planning Board is the structure and should, therefore, provide a basic outline of the tasks and a general timeline of when the tasks should be completed. Chris Tullmann remarked that, in attempting to set timed goals in this process, one factor is determining how much updating the plan requires; this determination will be clearer once the working groups have met and reviewed the General Plan.

Gino Carlucci noted that for the current General Plan, only the Goals and Policies Statement was presented to Town Meeting. The Planning Board then completed the plan in accordance with the goals and policies. Therefore, one option to consider if the entire plan cannot be completed and vetted in time for the 2015 Annual Town Meeting would be to present the Goals and Policies Statement and then complete the plan over the following year and present the entire plan to the 2016 Town Meeting. Mr. Tullmann favors impressing the goal of completion by the 2015 Town Meeting on the working groups to encourage more productive and engaged participation in the process. Eric Johnson advised that the Planning Board creates a basic outline of the goals of the updating process, along with a general outline of expected times of completion, to be given to the working groups at or before the kickoff meeting.

### **GENERAL PLAN SURVEY**

The results of the General Plan Survey will be given to the members of the General Plan Update Working Groups via email prior to the meeting on September 17, 2014.

John Higley has presented the results of the General Plan Survey to Land Management. In addition to Eric Johnson's earlier offer of the same, Chris Tullmann and Marian Neutra also volunteer to present the results to other boards and committees should Mr. Higley be unable to do so.

### **SHERBORN MEADOWS** (*Reference Documents #2, 3, 4*)

Several residents of Sherborn Meadows were present to discuss a modification to the site plan and special permit of the condominium community regarding the installation of a new light. This issue was brought before the Planning Board because the community's special permit includes a lighting plan that was approved by the Planning Board.

Proponents of installing additional lighting at the back of the building, illuminating a sidewalk that is now darkened at night, cite two incidents of residents falling at that location and put blame on inefficient lighting rather than on poor maintenance. Detractors of the proposed new lighting object on the basis of light pollution on the natural surroundings of Sherborn Meadows as well as potentially being a nuisance for the residents should the light shine into their dwellings.

It was the strong consensus of the Planning Board that additional lighting be installed for the purpose of safety. Importantly, though, the lighting that is to be added shall be properly shielded so as not to disturb the wildlife, the residents across the pond from, and the residents at, Sherborn Meadows. The residents present, including several members of the Sherborn Meadows Condominium Trust, agree to continue to research potential lighting solutions that will satisfy both sides of the issue.

## **OTHER BUSINESS**

**Abbey Road Peer Review** – The Board of Health selected HydroAnalysis to complete the peer review of the Abbey Road project.

## **MINUTES**

The minutes of April 2, 2014 were approved as written.

The amendment and approval of the minutes of August 13, 2014 was continued to the next meeting of the Planning Board.

Then next meeting of the Planning Board will be September 10, 2014.

The meeting adjourned at 9:19 p.m.

Respectfully submitted,  
Samantha Shepherd  
Planning Board Clerk

## **DOCUMENTS REFERENCED DURING THIS MEETING**

1. Revised Sherborn General Plan Update Charge to Subcommittees document
2. An August 7, 2014 memo and attached documents to Gino Carlucci from Steven P. Keiran regarding the installation of additional lighting at Sherborn Meadows
3. The September 26, 2001 special permit decision regarding lighting at senior living residences in Sherborn
4. An August 20, 2014 letter to the Sherborn Planning Board from Edwin Rosen regarding the proposed lighting amendment at Sherborn Meadows