

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES December 3, 2014

**Members Present:** John Higley (Chairman), John Stevens, Eric Johnson, Marian Neutra, Associate Grace Shepard, and Town Planner Gino Carlucci

**Members Absent:** Chris Tullmann

**Others Present:** Eliot Taylor, Alan Rubenstein

John Higley called the meeting to order at 7:06 p.m. in the Sherborn Town Hall, Room 204B

### **ABBEY ROAD**

The hearing for the Abbey Road special permit application is continued to the next meeting of the Sherborn Planning Board on December 17, 2014 at 7:00 p.m. as the revised final development plans were not yet ready for tonight's meeting. Gino Carlucci reported that since the last meeting on November 19, 2014, he notified the abutters via a letter that the hearing would be continued with testimony on either December 3rd or 17th and to call or email the Planning Board office to find out which it would be. He has not heard from anyone. John Higley made the motion to continue the hearing to the next meeting and to inform the public of the situation, and this motion was approved unanimously.

### **GENERAL PLAN WORK GROUPS UPDATE**

The next meetings for the Built Environment work group are scheduled for December 10 and December 18, 2014, not December 4 as was previously reported. The next meeting scheduled for the Land Use work group is December 4, 2014. No update was given regarding the meeting schedule of the Fiscal and Economic work group.

The revised Guiding Principles, as updated by Marian Neutra and Grace Shepard, were disseminated to the three work groups. Additionally, the approved minutes of each work group were made available to the other work groups. The Planning Board engaged in extensive conversation about the development of the Town, and especially the Town center, and stressed the importance of establishing and maintaining a clear vision for both the short- and long-term

timeframes in the General Plan update. Issues such as local commuter rail connectivity and the enhancement of attractiveness for business owners and consumers alike were discussed. Furthermore, some of the specific goals that each of the three work groups would need to establish and complete in order to encourage the favorable development of the town, such as infrastructure enhancements, were communicated.

## **WARRANT ARTICLES**

### **Revolving Tree Fund** – *(Reference Document #1)*

Gino Carlucci presented the Board with a Notice of Intent for the establishment of a Revolving Fund for Trees as a 2015 warrant article. Mr. Carlucci will draft the actual warrant article, which is to be reviewed by Town Counsel. Planning Board members made suggested amendments to the language of the warrant article description and justification sections of the Notice of Intent with the purpose of clarifying when and to whom the warrant article applies. John Higley moved to approve the establishment of a Revolving Fund for Trees as a 2015 warrant article, with the amended language, and the motion was approved unanimously. Further discussion of the language will be had once the draft of the warrant article is written.

### **Outdoor Entertainment at Restaurants** – *(Reference Document #2)*

Mr. Carlucci presented the Notice of Intent for the limited allowance of Outdoor Entertainment at Restaurants as a 2015 warrant article, co-sponsored by the Zoning Board of Appeals. Again, a draft of the actual warrant article will be completed by Mr. Carlucci and will be further discussed by the Planning Board at a later date. Some amendments were made to the warrant article justification section of the Notice of Intent. Mr. Rubenstein spoke in favor of the NOI saying the language was written to be restrictive and consider the objections that had been made and Mr. Taylor spoke against the NOI or any outside music or bright lights. Mr. Higley moved to approve the submittal of the Outdoor Entertainment at Restaurants warrant article and the motion was unanimously approved.

### **Lot Width** – *(Reference Document #3, 4)*

John Higley reasoned that there are adequate grounds to believe that the clarification of the issue of lot width is necessary, based on the fact that the explanation of the definition has consumed so much time at Planning Board meetings that a simpler definition would be helpful. Therefore, lot width clarification should be a 2015 warrant article. Gino Carlucci will add more illustrations, consistent with the discussions of lot width at tonight's meeting, to further this clarification. Amendments to the language of the draft of the lot width description document were made. After these amendments were reviewed, Marian Neutra moved to approve lot width as a 2015 warrant article and the motion was unanimously approved.

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

**Community Preservation Act** – John Higley, Marian Neutra, and Gino Carlucci attended a Community Preservation Act (CPA) meeting in Medway. Mr. Higley reported that many towns from the area were represented at the meeting. He expressed his appreciation for Medway's ability to accrue CPA funds for use in town projects that would normally be reliant on private funding. To that point, Grace Shepard would like to explore, in updating the General Plan, goals that could potentially be funded with CPA funds, though she conveyed the importance of not fully relying on the CPA as a sole source of funding to meet such goals.

## **MINUTES**

The minutes of November 19, 2014 were unanimously approved as amended.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,  
Samantha Shepherd  
Planning Board Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. The Notice of Intent for the submittal of the Establishment of a Revolving Tree Fund as a 2015 warrant article
2. The Notice of Intent for the submittal of the allowance of restricted Outdoor Entertainment at Restaurants as a 2015 warrant article
3. A draft document detailing the Planning Board's intent to include Lot Width as a 2015 warrant article
4. Illustrations of the Lot Width regulations, as done by Gino Carlucci