

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**February 12, 2014**

**Members Present:** John Higley (Chairman), Eric Johnson, Robin Perera (arrived at 7:45), John Stevens, Charles Yon, Associate Grace Shepard, and Town Planner Gino Carlucci

**Absent Members:** None

**Others Present:** See attached sign-in sheet

John Higley called the meeting to order at 7:04 p.m. in the Sherborn Town Hall, Room 204A.

### **MEDICAL MARIJUANA**

Mimi Kreier and Ted Davidson of D-S SPAN were present to discuss the medical marijuana warrant article. They stated that they are concerned about national trends regarding marijuana, and especially in Massachusetts. They want to be a resource on this issue. They are happy with the warrant article to regulate medical marijuana but they think more needs to be done. There was discussion about the distance from playing fields that would be allowed by the warrant article and it was agreed that the distance specified by the state, 500 feet, would be used in the article.

### **ADVISORY COMMITTEE**

Planning Board suspended its meeting to discuss its budget and warrant articles with the Advisory Committee at its meeting. Changes in the warrant articles from the language that was originally submitted were reviewed. It was noted that the article pertaining to the flood plain maps and language were necessary in order to allow Sherborn residents to continue to have access to the federal flood insurance program.

### **90 MAPLE STREET** (*Reference documents #1 and #2*)

John Higley reviewed a list of issues the Planning Board has compiled related to this project. Regarding emergency, a member of the Fire Department thought they would need a roadway that is 12 feet wide on straight-aways and 16 feet on curves. It was noted that the plan calls for preserving existing trails to the extent possible and reconnecting them where they will be disrupted.

There was discussion of using MacGregor Drive for emergency access through a Town-owned parcel. A resident noted that his well is 55 feet from the proposed emergency access road. Chuck Yon suggested that there be an escrow fund if the project moves forward to be used for mitigation of any such impacts.

An audience member stated that the attractiveness of Sherborn is important and that needs to be considered in evaluating this project. Another questioned how many lots could be created if the 2-acre zoning were complied with along with the need for individual septic systems and considering the ledge on site.

John Stevens asked Pulte about its plans for wells. Mark Mastroianni responded that they have considered three options and that they hired a hydrogeologist to help evaluate those options. They are leaning toward creating a public water supply but have also considered individual wells and wells for groups of 6 units that would fall under the threshold that would require meeting more stringent public water supply requirements. John Stevens stated that he is concerned about the impact on the Town's ability to defend its zoning if common wells are allowed.

Chuck Yon mentioned the need for a sidewalk on Maple Street and suggested that a mitigation fund for a sidewalk and/or the Maple Street/Route 16 intersection. He said that the sight lines at the Maple/Route 16 intersection must meet standards.

Someone in the audience brought up the issue of the financial benefit/tax revenue from the project. She said it needs to be confirmed and should be among the top 5 issues considered. She questioned what would happen if the project does not sell out or the prices are not achieved.

In response to a comment that the condominiums would depreciate over time, it was noted by Pulte's representative that there will be a condo association that collects fees for maintenance and future improvements. Mark Mastroianni also said that his fiscal consultant will be at the next meeting to provide more specific information about the fiscal impacts.

Robin Perera raised the issue of emergency access. A member of the Fire Department responded that it is serious concern. Another Fire Department member stated that if the road is blocked and someone is having a heart attack, they must be able to respond, so both Police and Fire need that access. There are also fires in the woods sometimes that require access as well.

Mark Mastroianni explained the thinking regarding the selection of MacGregor Drive for the emergency access. Several options were considered and MacGregor appeared to be the most practical.

It was suggested by an audience member that the Town consider purchasing the property or assigning its right of first refusal to a non-profit organization. There was discussion as to whether the Board of Selectmen could or should assign its right.

Grace Shepard raised the issue of the Town hiring a professional to confirm market demand for the project at the prices proposed. Gino Carlucci was asked to draft a scope for such a study. Robin Perera suggested polling seniors to gauge interest in moving to this project.

An audience member asked how the number of units (66) was arrived at. Mark Mastroianni explained that 66 is the maximum number of age-restricted units that can be constructed with a

common septic system under the jurisdiction of the local Board of Health and not trigger the requirement for a groundwater discharge permit from the state and its stricter requirements.

**MINUTES**

The minutes of the September 25, 2013 meeting were approved on a 5-0 vote.

The next meeting is next Wednesday, February 19, 2014.

Respectfully Submitted,



Gino Carlucci  
Town Planner

**DOCUMENTS REFERENCED DURING THE MEETING**

1. Pulte Homes/Bohler Engineering - Utility Exhibit, Site Plan Exhibit, and Trail Exhibit for proposed development at 90 Maple Street
2. Pulte Homes/Bohler Engineering - Sherborn Village models for proposed development at 90 Maple Street

# Herbert Planning Bd

2/12/14

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<u>Name</u>	<u>Address/Affiliation</u>
Paul Hartnett	99 Maple Resident
Laura Hartnett	99 Maple St. Resident
Nick Van Blarcom	5 Butler St / Resident
Morthe Stein	22 Green Ln / Resident
Christine Weiner	17 Course Blvd / Resident
GARY WEINER	" " "
Margo Sawicki	3 Village Way Resident
Sue Wetland	11 Ben Hill "
Marian Neutra	25 Prospect St / Resident
Jean Twining	194 Maple St
NORA LYNCH SMITH	114 Woodland St / Res
Catherine Rochis	60 Harrington Rdg
Laura Dailey	25 McGregor Drive
JASON FRIGIANI	40 McGregor
PAUL HAMMERNESS	21 McGregor Dr
Rick Antell	29 McGregor Dr
Ellen Bendremer	33 McGregor Drive
SCOTT EMBREE	36 WINDSOR DR.
CHRISTOPHER MCCOY	86 HARRINGTON SIDE RD
Mark Mastroianni	PULTE HOMES OF NE
Steve Gaslin	50 OLD ORCHARD RD.
Robert Johnson	272 Western Ave.
Jonathan Masters	10 McGregor Dr.
Alan Patterson	17 McGregor Dr.

Stephen Paton	42 Oldfield DR
Margaret Nash	36 Mason Hill Rd.
Elizabeth Davidson	9 Wildwood/Res
SUSIE WHEELWRIGHT	137 HUNTING
Jeremy Benedict	37 Oldfield Drive
Jackie Martin	21 Curve St
Paul & Jan Burrows	20 Ryeley Dr
Dianne Kraajvanger	48 Maple St
Paige Brock/Rox Hill	15 Wildwood Dr
Lucy Kennedy von Blarcom	65 old orchard Rd
Christine Cooney	55 Maple St.
Craig Sumlin	35 PAGE FARM
Ted & Jo Ann Wong	129 Maple St.
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