

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

February 26, 2014

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

Absent Members: None

Others Present: Mark Mastroianni (Pulte Homes), Reid Blute (Pulte Homes), Ellen Patterson, Jason Grigiani, Rick Antell, Marian Neutra, Jon Masters, Rachel Masters, Martha Groton, Susan Tyler, Jeremy Benedict, Michael Winters, Laura and Paul Hartnett, Adam Page, Barb Kantorski, Peggy Novak, George Hunnewell, Rebecca Hunnewell

John Higley called the meeting to order at 7:10 p.m. in the Sherborn Town Hall, Room 204A.

PUBLIC HEARING ON ZONING ARTICLES

1. To rezone certain parcels of land at 90 Maple Street that from R-B to EA and to approve a Preliminary Development Plan (*Document #1*) for the property pursuant to **Section 5.6.3**.
2. To delete Section 4.7 (moratorium on medical marijuana facilities) and replace it with a new Section 4.7 that regulates medical marijuana facilities. (*Document #2*)
3. To amend **Section 1.3** by adding "lighting" to the list of factors that are prohibited if injurious, obnoxious, offensive, dangerous or a nuisance. (*Document #3*)
4. To amend Section 5.5.3 by updating the references to FEMA flood plain maps to include newly completed maps for the portion of Sherborn within the Sudbury Basin. (*Document #4*)

The first article discussed was the rezoning of the Gray property at 90 Maple Street to EA and the Preliminary Development Plan submitted by Pulte. It began with a presentation by representatives of Pulte. They presented details such as the roadway would be 24 feet wide, with a 5-foot sidewalk and 3-foot grass strip, there would be a minimum of 15 feet between

buildings, a minimum of 60% of the property would be preserved as open space, there would be granite markers at trail heads, they would install a 15,000 gallon cistern for fire safety and that they are still working on soil testing and a septic plan.

Pulte's traffic engineer, Bob Michaud, stated that the traffic increase for a 66-unit senior housing project would be equivalent of a conventional 27-lot single family home development. The hydrogeologist, Jay Billings, estimated water usage of 900 gallons per day. He said that a well to provide this volume would need to produce 7 gallons per minute but that DEP requires a factor of 1.32 times the estimate usage so a well or wells would need to produce 9.2 gallons per minute. There would also be a backup well or a storage tank with a 2-day supply plus a generator. There could be up to three wells. Abutters would be notified of testing and they would be given a number to call if they experienced any issues. A public water supply would take 9-12 months to get permitted.

In response to a question about the impacts of the wells, Jay Billings responded that the impacts would be based on calls from abutters. He said if there are no impacts during testing, there would not likely be any during normal operation since the testing is more intense. He said a Zone 1 for the well(s) would be a 250 foot radius.

An attendee asked about storage tanks. Jay Billings responded that there would be 2, but they would be underground. He also said an emergency generator would be 10-12 Horsepower and would be tested about once per week for about 20 minutes. The well would be connected to the cistern also.

Attendees stated that the project is out of character for Sherborn, and it is not an easy walk to Town Center. John Higley was asked to read the list of issues he had prepared. In response to a question, it was noted that the only disturbance in the area of the well would be a 10' x 10' pump station and an access road; otherwise it would be pristine because it would be protected as a water source.

An attendee noted that Sherborn is the least dense town in the metro area and that developers are interested in building many more houses here. He said that it is not possible to stop kids from living in an age-restricted development and he suggested that the Town produce a housing plan.

It was noted that the units would be deed-restricted to two bedrooms and that recycling would be handled with a private hauler. The market study presented by Pulte was questioned. John Higley suggested that the Town should do its own study. An abutter suggested that community center could serve as a gathering place for the residents and it could have features such as a kitchen, fireplace, cupola, etc. Pulte responded that the construction cost was not an issue but that the maintenance cost for the condo association was not preferred by prospective residents.

John Stevens asked for a map illustrating that the site met the requirement that it be within 1 mile of the Washington and North and South Main Streets intersection. Pulte agreed to provide that.

The hearing on this article was continued until March 26 at 7:00 PM.

The next item was the article regulating the location and operation of medical marijuana facilities. There was no discussion and the Planning Board voted 4-0 to recommend favorable action.

The next article was to add "lighting" to the list of possible nuisances in Section 1.3 of the Zoning Bylaw. There was no discussion and the Planning Board voted 4-0 to recommend favorable action.

The final article was the adoption of new flood maps for the portion of town within the Sudbury Basin, as well as some standard language to add the bylaw. There was no discussion and the Planning Board voted 4-0 to recommend favorable action.

The meeting was adjourned at 10:15. The next meeting is on March 12.

Respectfully Submitted,

Gino Carlucci
Town Planner

DOCUMENTS REFERENCED DURING THE MEETING

1. Preliminary Development Plan for Pulte Homes, February 24, 2014
2. Draft article to delete moratorium on medical marijuana facilities and to adopt regulations for them.
3. Draft article to add "lighting" to Section 1.3 of the Zoning Bylaw.
4. Draft article to adopt new flood maps for the Sudbury Basin section of town and to add some standard language to the bylaw.