

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**January 22, 2014**

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

**Absent Members:** Robin Perera and Eric Johnson

**Others Present:** Tom Urmston of 79 Hollis Street, Peter Liffiton of 19 Dopping Brook, Mark Mastroianni (Pulte Homes), Mark Comeau (Pulte Homes), Steven DeCoursey (Bohler Engineering/Pulte), Matt Mrva (Bohler Engineering/Pulte), Reid Blute (Pulte Homes), Henry Jaung of 23 Wildwood Drive, Renee Dershowitz of 33 Wildwood Drive, Maarten and Dianne Kraaijvanger of 48 Maple Street, Martha Groton of 104 Maple Street, Cindy Ostrowski of 15 Dexter Drive, Robert Hall of 15 Wildwood Drive, and Michael Winters of 45 Maple Street

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

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

Pulte updated the Board and citizens on its progress in preparing a Preliminary Development Plan for consideration as part of rezoning the property to EA. Pulte is close to completing a draft plan to submit to the Planning Board.

Mark Comeau explained the process of installing the wells, including information about a well study that was recently completed by a hydrologist. Pulte has gone to the Board of Health for guidance about the water supply. Different regulations apply depending on what option is chosen. Residents of Wildwood Drive expressed concern that their water will be affected and reported that it has already been affected by test drilling.

Pulte proposed to create a gated, emergency access only, gravel drive from the end of the cul-de-sac to McGregor Drive.

In response to a citizen inquiry, Pulte agreed to schedule a walk of the area with concerned neighbors.

Pulte met with Chris Tullman of Sherborn Forest and Trails Association to discuss trail changes. There is town-owned property that could be connected to the existing trail system.

Citizens asked Pulte about the quality of its properties and complaints posted online. A citizen suggested including some affordable housing units in the project. Pulte responded that it has no plans to do so.

John Higley suggested that Pulte add a sidewalk to Maple Street to make it more pedestrian friendly and safe.

### **MASTER PLAN SURVEY**

The survey has not yet gone out.

Robin Perera assisted in posting a request at Dover-Sherborn Regional High School for students who want to obtain community services hours to input survey data. There haven't been any responses yet. There may be 1 volunteer through another source. The next step is to contact parents directly.

The Board will start forming committees/work groups for the Master Plan. Topics include land use, the Town Center, housing, transportation/circulation, public facilities and services, economic development, open space recreation, and natural resources. John Stevens suggested putting two members of the Planning Board on different committees as to not silo the discussions.

The Board will discuss with the Advisory Committee. Ideally, the project will be completed within one year.

### **WARRANT ARTICLES** *(Reference document #3)*

Town Counsel has advised that a Town Meeting vote cannot approve an EA district for purposes of a medical marijuana facility. Such a vote would not pass approval of the Attorney General's office. There have not been any proposals from towns near the size of Sherborn. There may not be a location within Sherborn that would be able to meet approval for such a facility.

The 'Lighting' warrant article is done.

Town Counsel edited the "Flood Plain" article and the Board agreed to accept the edits.

### **BUDGET**

The Personnel Board approved additional hours for Gino Carlucci to assist with the General Plan update.

### **TOWN CENTER REPORT** *(Reference document #4)*

John Higley presented a spreadsheet for Table 6 of the Town Center Report, which estimated new tax revenue from area properties. Gino Carlucci will update the Table and circulate to the Board. PUD language may also be added.

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

**Energy Committee** – The solar campaign project was a success. The Committee will soon announce that it has achieved Tier 5.

## **MINUTES**

Minutes were not reviewed during this meeting.

The next meeting of the Planning Board will be February 12, 2014.

The meeting adjourned at 10:20 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

## **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
3. Email from Barbara Saint Andre, Town Counsel, to Gino Carlucci, Proposed Medical Marijuana By-Law, dated January 15, 2014
4. Town Center Report, Table 6, p.40, spreadsheet (estimated new tax revenue from area properties)
5. Letter to Board of Selectmen from Ken Gray and David Gray dated December 26, 2013
6. Letter to Planning Board from Law Office of Laura A. Mann, Notice of Intent to Sell property at 247 Washington Street, dated January 17, 2014