

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

January 8, 2014

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

Others Present: Eliot Taylor of 30 North Main Street, Daryl Beardsley of 54 Forest Street, Robert Johnson and Betsy Johnson of 272 Western Avenue, Susan Tyler of Western Ave., Kelly McClintock of 65 Woodland Street, Tom Urmston of 79 Hollis Street, Sara Wragge of 46 Forest Street, Debbie DeMauro of Hollis Street, Adam Page of Peckham Hill Road, Barb Kantorski of 2 Whitney Street, Chris Tullman of Old Orchard Road (SFTA), Charles Hallett of 110 Maple Street, Nate Root of Maple Street, Martha Groton of 104 Maple Street, Elizabeth Davidson of 9 Wildwood Drive, Cindy Ostrowski of 15 Dexter Drive, Maarten Kraaijvanger of 48 Maple Street, Mark Mastroianni (Pulte Homes), Mark Comeau (Pulte Homes), Stephen DeCoursey (Bohler Engineering/Pulte), and Reid Blute (Pulte Homes)

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

90 MAPLE STREET

Pulte Homes and Bohler Engineering presented a draft Preliminary Development Plan for 90 Maple Street. Pulte has submitted a proposed Warrant Article for EA zoning for this parcel of land, which consists of 90 acres (mostly undeveloped) and a single family home. The next step for Pulte would be to go to Town Meeting for initial approval before submitting final development plans.

Pulte noted its findings of the proposed project's fiscal benefits to the Town, minimal impact to traffic, and the benefit of additional senior living in Sherborn. The plan included 66 attached and detached units of 1,500-2,700 square feet each, which would be sold for an average price of \$650K.

Concerned citizens had several comments and questions regarding the impact of area wells, driveway size, Board of Health requirements, fire safety, use of proposed new trails, and connections to the Town Center as relates to EA zoning. Many citizens were concerned that the project will not be successful. Pulte expressed that it is confident that the units will be sold-out

within 3 years. Citizens further expressed concern that the quality and aesthetics of the proposed units fit with the Town's current vision.

John Higley inquired about obtaining an easement on Maple Street to connect to the Town Center. Mr. Urmston suggested adding a community building/meeting center to overcome the obstacle that the property will not be within 1 mile of the Town Center.

There will be another discussion with Pulte Holmes at the next Planning Board meeting to review any changes to the preliminary plan and address citizen concerns.

SMART SEWER TASK FORCE *(Reference document #1)*

Eric Johnson provided an update on the final report and the next steps.

CRWA submitted documents to the Task Force which outline the relevant regulatory framework, a zoning template, and the economic feasibility of the project. Some initial major concerns in reviewing the CRWA information are the bonding rates and the flow assumptions.

Eric Johnson will email the Task Force to obtain additional comments and concerns to share with the Planning Board. Comments from the Planning Board and the Task Force will ultimately be forwarded to the Board of Selectmen, along with the information from CRWA.

John Stevens suggested posting the meeting minutes of the Task Force.

MASTER PLAN SURVEY *(Reference document #2)*

The fulfillment house is preparing the survey to be shipped to residents.

Gino drafted a press release announcing the survey, which the Planning Board reviewed and edited.

John Higley has been in touch with Dover-Sherborn Regional High School to recruit student volunteers to input the survey data into a spreadsheet.

UPDATE ON BUDGET FOR FY2015 *(Reference document #3)*

Gino met with the Personnel Board about adding hours to assist with the Master Plan Survey. The Planning Board reviewed a draft memo rationalizing the hours, which will be converted into a letter to the Advisory Committee.

TOWN CENTER REPORT

The Town Center Report will be updated to include relevant items from the Town Assessor's report.

PROPOSED WARRANT ARTICLES *(Reference document #4)*

Gino submitted a memo of proposed Warrant Articles to the Town Administrator. Some changes were made to the “lighting” Warrant Article to allow for modifications.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Energy Committee – The solar campaign has reached Tier 4 and is close to reaching Tier 5. The deadline is in approximately 2 weeks.

Sidewalk – Gino Carlucci and John Higley met with the head of Sherborn Forest and Trails to discuss connecting sidewalks to town trails. The sidewalk inventory will need to be reviewed and each sidewalk rated. Feedback from the upcoming town survey will help determine how to move forward.

Green Communities – The lights in the Town Hall have been changed, which should help conserve electricity.

MINUTES

November 6, 2013 – John Higley moved to approve the Minutes. Charles Yon seconded the motion and it passed 5-0-1. John Stevens abstained from the vote.

December 18, 2013 – Charles Yon moved to accept the Minutes as amended. Eric Johnson seconded the motion and it passed 6-0.

The next meeting of the Planning Board will be January 22, 2014.

The meeting adjourned at 10:40 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. CRWA Smart Sewering Feasibility Study - Final Report
2. Draft Press Release, “Sherborn Planning Board Issues Survey of Residents”
3. “Rationale for Additional Town Planner Hours”
4. Memo to David Williams, Town Administrator from Gino Carlucci, Town Planner, “Proposed Warrant Articles by Planning Board,” dated January 6, 2014