

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES July 23, 2014

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

**Members Absent:** None

**Others Present:** Eliot Taylor, Susan Tyler, Peter Liffiton, Al Michaud, Patty Michaud, Sarah Freedman, Judy San Clements, Bob San Clements, James Murphy, Bob Murchison, Pedro Silva, Peggy Novak, Anne MacDonough, Pat Teti, Nancy Teti, Paul Hutnack

John Higley called the meeting to order at 6:56 p.m. in the Sherborn Town Hall, Room 204A

### 111 COOLIDGE STREET

Tonight's discussion of the issue of screening for an agricultural-use structure on the property of Sweet Meadow Farm was postponed from the Board meeting on July 9, 2014. All members of the Board visited the farm prior to this hearing. The owners of the farm as well as the abutting neighbors were present.

It is the opinion of the residents of 111 Coolidge Street that no additional screening is necessary. The abutters want additional screening, in the form of arborvitae, between their property and that of the farm. While some Board members, along with the abutters, felt that the current screening may potentially be insufficient in the fall and winter seasons because of its being deciduous trees, it was the general opinion of the Board that the current screening is adequate. Further, John Higley suggested that removing the current natural growth in favor of planting arborvitae may actually reduce the screening as the new plantings would not be as thick as the mature trees that are already there. Eric Johnson agreed that no further screening is needed for this proposed hay storage building but, should there be additional buildings constructed on the site, they would likely require screening. To the farm owners and abutters, he encouraged them to act with neighborly accord to try to potentially solve such issues amongst themselves without involving the Board.

A motion was duly made and seconded that the owners of Sweet Meadow Farm are not required to provide any additional screening, but must not remove any of the screening currently on their

property. Also, it is the desire of the Planning Board that all parties attempt to work collaboratively in the resolution of similar issues in the future.

**ABBEY ROAD** (*Reference Document #1*)

It was noted that the preliminary development plan and zoning for this 18-unit, age-restricted project have been submitted and approved by Town Meeting. This hearing is for the final development plan. The developer, Bob Murchison, noted that the presentation would be by the project's engineer, attorney, and himself, and will highlight the overall proposed building plans as well as changes between the preliminary development plan and this, the final permit development plans.

The project developers are now seeking approval of the special permit. Gino Carlucci, in a memo to the Planning Board, presented a preliminary review that outlined several items regarding zoning and Planning Board rules and regulations which must be addressed by the project developers, as required for permit approval. Several of these requirements were discussed in detail, such as the need for a photometric plan for the site and erosion control plans during and after construction. A few additional requests were made by the Board, such as the periodic water quality testing of the wells on the site and digital photos of the expected view of the project from Routes 16 and 27.

Gino expects to make the project plan drawings and specs available for viewing on the Town website. These plans have been supplied to those Town departments with a stake in the project, such as the Conservation Commission, the Board of Health, Police and Fire Chiefs, CMD Director, the Council on Aging, and others, for their review. It is also the intent join with the Board of Health and Conservation Commission to jointly select a single peer review engineer to assess the plans of the Abbey Road project for each of the three boards.

The Planning Board and the project developers agreed to continue the hearing until August 27, 2014 at 7:00 PM. This allows time to address the issues outlined in the July 23, 2014 memo from Mr. Carlucci and the other concerns raised in tonight's meeting. Should the developers need more time to adequately fulfill these requirements, the hearing will be continued to another date. It was acknowledged that it would need to be continued again anyway because the peer review engineer will not be selected until the August 20 meeting of the Board of Health and would not have sufficient time to respond by the 27th..

**LOT WIDTH INTERPRETATION** (*Reference Documents #2, 3*)

John Higley expressed the need for clear language in the lot width interpretation regulations, saying that the current language too easily allows for misinterpretation. He located a document listing the lot width interpretation laws for other towns in Massachusetts and will send the document to the Board members for review and comparison to the Sherborn laws. Bob Murchison and Jim Murphy suggest that their lot plan drawings – five of which were supplied to the Board – be added to the Permitting Procedures Manual to act as a teaching tool of lot width interpretation rules. They suggest that while the lot plan examples in the Zoning Bylaw are compliant, they do not provide perspective to enable enforcers how to interpret the laws.

The Board discussed the language and diagrams of the lot width interpretation/regulations and decided they should be made clear and consistent as a new Building Inspector is being hired. John Higley reminded the Board that any changes made to the law's language or accompanying

diagrams can only be made if they are presented and voted in during Town Meeting. Proposed clarifications will be discussed further.

**GENERAL PLAN UPDATE** (*Reference Document #4*)

A more populated and defined list of individuals interested in the three General Plan work groups was provided to the Board. Mr. Higley would like to see more people in the Fiscal and Economic work group. Eric Johnson suggests that the open-endedness of the tasks of such a group may be causing people not to select the Fiscal and Economic subcommittee and the tasks should therefore be further refined. John Higley would like to wait two more Planning Board meetings before calling the first meeting of the subcommittees. He hopes to attract more people interested in serving in the work groups and advises that the Planning Board issue another statement regarding the formation of the work groups to be read at the next televised Board of Selectmen's meeting. Should any Planning Board members recruit interested persons, their contact information should be passed along to Mr. Carlucci.

**GENERAL PLAN SURVEY UPDATE**

John Higley had not yet presented the General Plan Survey to any of the Town's Boards. However, he will be presenting it to the Board of Health on August 20, 2014, and to Conservation and Land Management on July 24, 2014. The Council on Aging has postponed their meetings several times, so it is unclear if their feedback on the General Plan Survey will be included.

**OTHER**

The work funded by the Green Communities Grant is now complete and we are waiting on final payment.

Regarding solar projects in Sherborn, the solar developer chosen through the MAPC regional solicitation company will be meeting with Gino Carlucci and others on Monday, July 28, 2014.

**MINUTES**

The minutes of the June 11 and July 9 meetings were approved as amended. The next meeting of the Planning Board will be August 13, 2014.

The meeting adjourned at 10:38 p.m.

Respectfully submitted,

Samantha Shepherd  
Planning Board Clerk

**DOCUMENTS REFERENCED DURING THE MEETING**

1. July 23, 2014 memo from Gino Carlucci to the Board regarding Abbey Road
2. Proposed permitting procedures manual language and proposed illustration checklist
3. Diagrams regarding lot width interpretation regulations
4. General Plan work groups table of interested individuals