

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

July 9, 2014

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

**Members Absent:** John Higley, Marian Neutra

**Others Present:** David Parrish, Patty Michaud, Al Michaud, Robert San Clements, Judy San Clements, Pat Teti, Nancy Teti, Eliot Taylor

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

### 4 SNOW STREET

Members of the Board continued discussion from June 25 of the potential remedies for the removal of three trees at this property after application submission but prior to a hearing. David Parrish, the applicant, was present. Members of the Board were unsure of the monetary value to be placed on the trees. The Board proposed that the applicant provide a letter of apology. After some discussion about the difficulty of planting replacement trees anywhere near the site due to existing vegetation, the applicant offered to make a donation in the amount of \$800 to the Town for the purpose of mitigation for the lost trees. Chris Tullmann recommended that the money that is collected should be applied toward the reinstatement of a Town conservation and public awareness fund, specifically aimed at the Barber Reservation, and this fund is to be reviewed at the end of the year.

The motion was made that Mr. Parrish compose a letter of apology and make a donation to the Town of Sherborn. Upon execution, the applicant will receive approval of his Scenic Road application from the Planning Board. David Parrish was amenable to the Board's motion.

### 111 COOLIDGE STREET (*Reference documents #1, #2, #3*)

Before opening the discussion on the matter of screening an agricultural building on Sweet Meadow Farm, John Stevens informed the public of the option to hear the matter at the next Board meeting on July 23, as more Board members are expected to be in attendance. The public, which included the farm owners and two abutters, agreed to have the issue heard at the next meeting.

It was expressed that the applicants and abutters should submit more documents, including aerial overviews of the proposed building site and photographs depicting the view from the road and from the abutting properties, to be presented for consideration at the next meeting. The Board would also like more information regarding the specs of the proposed building, specifically the dimensions and architectural design.

The photos that were presented at the meeting on July 9 were made available for viewing to all parties present; both the farm owners and the abutters furnished photographs. The residents of 111 Coolidge Street, 115 Coolidge Street, and 99 Coolidge Street made the offer to open their properties to visits by Board members prior to the next meeting. The Vice Chairman requests that this issue be the first topic of discussion at the next meeting. Gino Carlucci noted we have an advertised public hearing scheduled for 7:00 so it was decided to schedule this discussion for 6:55.

#### **GENERAL PLAN UPDATE** (*Reference documents #4, #5*)

John Stevens advised that the Planning Board compose a brief statement to be read during the next televised meeting of the Board of Selectmen for the purpose of making the public aware of the formation of General Plan Work Groups and to possibly recruit members of the public interested in serving on such subcommittees. Mr. Stevens also raised the issue of the importance of defining the specific charges of each of the Work Groups so they know exactly what is being asked of them. The Board agreed with the notion of identifying what needs to be done in the updating of the Sherborn General Plan, but stress was added to the benefits of Work Group members being familiar with the entirety of the past General Plan. Once the groups are formed, Gino Carlucci intends to meet with each to outline their duties. Prior to those meetings, the Planning Board members are individually tasked with defining the roles of the three subcommittees in language that they feel accurately and adequately describes each, and those definitions are to be shared at the next meeting. Grace Shepard reminded the Board that, in defining the tasks of the Groups and in the editing and updating of the Town Plan, they must remember that they are planning for the extended future and should use language appropriate to such a scope. Ms. Shepard suggested that the wording in the Introduction of the Plan should reflect where the Board sees the Town today, as well as where it foresees it in the next five, ten, fifteen, and thirty years.

Regarding language in the General Plan, Eric Johnson remarked that, under the Plan of Action, the subcommittees “identify issues, improvements, and solutions” rather than “alternatives, and criteria.” He also advocated that they “use” or “incorporate the recommendations” instead of simply “consolidating” them. John Stevens clarified that the Planning Board role is charged with information-gathering and analysis, which is beyond consolidation.

#### **GENERAL PLAN SURVEY**

The Board had no further comments on the General Plan Survey at this time.

#### **LOT WIDTH INTERPRETATION**

The mathematical interpretations and constraints of lot width regulations were discussed in detail. Eric Johnson holds that consistency in the enforcement of the regulations is best. Mr. Carlucci plans to ask Town Counsel for guidance on how the bylaw is interpreted.

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

**Planning Board Website** – John Stevens wishes to explore ways to make the website of the Planning Board more interactive and more on-demand. Mr. Stevens cites the desire to be able to contact the public, via email communications, alerting them of when Board meeting topics of discussion may be of particular interest to specific individuals. The Board agrees with the potential benefits of such improvements and will consider solutions, while keeping in mind the limitations of budget, time, and expertise in such an undertaking.

## **MINUTES**

The minutes of June 25 were approved as amended.

The next meeting of the Planning Board will be July 23, 2014.

The meeting adjourned at 9:29 p.m.

Respectfully submitted,

Samantha Shepherd  
Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. June 25, 2014 letter to the Board from Al Michaud of 111 Coolidge Street
2. 111 Coolidge Street lot sketch with agricultural building site demarcations and photographs from the property
3. Photographs from properties abutting 111 Coolidge Street
4. Draft of the charge to the three General Plan Work Groups
5. Names and contact information of those interested in serving in General Plan Work Groups