

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

June 11, 2014

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

Absent Members: None

Others Present: Eliot Taylor, Barbara Saint Andre, Dave Parrish, Ed Wagner, Ani Gigarjian and other

John Higley called the meeting to order at 7:05 p.m. in the Sherborn Town Hall, Room 204A.

4 SNOW STREET (*Reference documents #1*)

The applicant, Dave Parrish, was present as was Interim Tree Warden and CMD Director Ed Wagner. Dave Parrish described the three trees he would like to remove and stated that they are very close to the road and will become more of a problem as they grow. Ed Wagner stated that the tree on the South Main Street side does impact sight distance in that direction of South Main Street, but there was not as much of an impact from the trees in the other direction. He also said he had no problem with removing the trees since they are so close to the road. After some discussion, since there did not seem to be a serious sight distance issue with 2 of the trees, the Board decided that a site visit might be useful. At this point, the applicant revealed that the three trees had, in fact, already been removed. After some discussion about how and why this violation happened, the Board decided a site visit was still appropriate in order to determine whether and where replacement trees might be located. The hearing was continued until June 25 at 7:00 PM.

EXECUTIVE SESSION

The following motion was duly made and seconded:

"I move that the Planning Board enter into executive session to discuss strategy with respect to litigation where an open meeting may have a detrimental effect on the town's litigating position and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(3) with respect to the following pending cases:

Cannon, et al v. Town of Sherborn Planning Board, et al

The motion further indicated that the Board would return to open session at the conclusion of the executive session. The vote was as follows:

John Higley	Yes
Eric Johnson	Yes
Marian Neutra	Yes
John Stevens	Yes
Chris Tullmann	Yes

The Board entered executive session at 7:40 PM and returned to open session at 8:15 PM.

After executive session a question was asked of Town Counsel about the Planning Board's responsibility regarding delivering an opinion on a preliminary development plan (PDP) to Town Meeting beyond whether or not the PDP complies with the specific requirements of the town bylaw. John Higley' understanding of what Town Counsel said was that the state law was not as specific as to the detail to be included in the Planning Board's report and it was up to the Planning Board to decide if they chose to give an opinion on the PDP beyond what was specifically required by the Town Bylaw.

SMART SEWER TASK FORCE FINAL REPORT

Eric Johnson and Grace Shepard report on the meeting Monday night. It was reported that the nitrate absorbing capacity of soil is limited and gets used up. Eric Johnson presented an outline of what the final report of the committee would consist of at that meeting. He also said that the Committee would produce a draft report by November and a final report by February. He said he and Grace Shepard would be working on planning issues. The Smart Sewer project is still working on expanding the list of properties within the proposed sewer district. He stated that he will provide an outline of the major issues to be addressed and that the potential conclusions of the Task Force report would be one of (1) no further action by the task force; (2) more study is needed; or (3) recommend a course of action to implement a project.

GENERAL PLAN SURVEY

The survey PowerPoint was reviewed. The next phase will be to present the results to other boards.

GENERAL PLAN UPDATE

There was discussion about potential members of the three committees. Marian Neutra had produced a list of names of willing participants. It was suggested that the press release be issued again. It was also suggested to contact people from the previous committees. Planning board members will sit on at least one committee each as follows:

John Higley	Built Environments
Eric Johnson	Fiscal/Economic
Marian Neutra	Land Use
John Stevens	Fiscal/Economic
Chris Tullmann	Where needed

It was also decided to invite those who have agreed to participate to the next meeting on June 25.

LAND USE REFORM

Gino Carlucci presented some information about the latest version of the land use reform bill being considered by the state legislature. It was agreed that members would review it in more detail and discuss it at the next meeting.

MINUTES

The minutes of the February 19 and 26, March 12, and April 23 meetings were all approved as amended. Marian Neutra and Chris Tullmann abstained because they were not on the Board for those meetings.

The next meeting of the Planning Board will be June 25, 2014.

The meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Gino Carlucci
Town Planner

DOCUMENTS REFERENCED DURING THE MEETING

1. Application materials for Scenic Road Hearing for 4 Snow Street
2. 2001 General Plan
3. March 13, 2013 letter to Rep. Linsky and Sen. Ross in support of land use reform bill