

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES

**March 12, 2014**

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

**Others Present:** Jim Murphy of 44 Bear Hill Road, Susan Tyler of 26 Western Avenue, Eliot Taylor of 30 North Main Street, and Jonathan Dowse of 100 North Main Street

John Higley called the meeting to order at 7:11 p.m. in the Sherborn Town Hall, Room 204A.

### **HOUSING PRODUCTION PLAN** (*Reference documents #1 and 2*)

The Board discussed what a housing production plan is and how Sherborn might be able to prepare one, since a citizen had inquired about the topic at a previous meeting.

There would be a two-step process in order to get a reprieve from 40B developments: (1) the plan itself and (2) the actual production of a certain percentage of required affordable housing units in accordance with the plan. There are currently only six communities that have been able to meet both prongs and half of those will most likely lose their certification soon because they cannot keep up with the requirements. The plan would be difficult to implement in Sherborn, particularly because there is no town water and sewer and there are few acceptable locations. Sherborn would need to add 7-8 units per year. An additional problem is that developers are resistant to building these units and it's difficult to find people who qualify to buy them.

Mr. Higley and Mr. Carlucci will meet with the Board of Selectmen tomorrow to discuss affordable housing.

### **LOT WIDTH AND BUILDING WIDTH** (*Reference document #3*)

The Board reviewed the provisions in the Zoning Bylaw and various ways in which they can be interpreted, perhaps making the by-law unclear. There was a discussion about the meaning of the by-law, particularly the geometric examples vs. the words used to describe them. On behalf of a client, Jim Murphy expressed concerns about vagueness in the language.

Mr. Johnson suggested keeping the by-law as is for the next year and observe the interpretation by looking backwards at how it has been handled in the past. Changes in the bylaw language

wouldn't be possible for at least one year, since it is too late to discuss at this year's town meeting. Mr. Higley suggested an alternative solution: look at a way to augment the explanation by adding it to the Permitting Manual. Mr. Murphy offered to draft that language. Mr. Carlucci pointed out that the Building Inspector has no obligation to accept the Board's interpretations should they make any.

The discussion was continued to a future meeting.

**RIGHT TO FARM BYLAW** (*Reference documents #4, #5, #6, and #7*)

Jonathan Dowse presented on behalf of the Agricultural Committee. One hundred thirty-one communities have a Right to Farm by-law as a way for towns to support their agricultural heritage and continued culture.

Mr. Johnson suggested considering how such an article would impact the recent issues in Town regarding lighting of barns. Mr. Johnson also suggested that the definitions in the by-law be consistent with Sherborn's zoning by-laws and/or the state definition, as applicable.

The Board was generally supportive of the article, but suggested several amendments.

**TOWN MEETING**

The Board planned which member(s) would present warrant articles at Town Meeting.

**MASTER PLAN SURVEY** (*Reference document #8*)

The Board discussed an update on the process. The online survey is now closed, but receipt of paper surveys is still allowed. Carole Marple reported that there are approximately 200 censuses left to collect. So far, ~550 paper surveys and ~100 online surveys have been received.

Some high school students and adults have volunteered to input the data. Over 200 have been entered thus far. Volunteers will meet again on Tuesday from 3-5 and 7-9 and Thursday from 3-5 PM.

The Board discussed a letter that appeared in the Dover Sherborn Press which alleged biases in survey. Mr. Stevens felt that it would be preferable and appropriate to address any issues and concerns expressed by the community at our open meetings. Mr. Johnson agreed and Mr. Higley suggested that the Board hold a public hearing when all survey results are in.

**TOWN CENTER REPORT**

No updates were discussed.

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

**Town Caucus** – Ms. Perera and Mr. Yon are leaving the Board. Ms. Shepard has been nominated to run. Chris Tullman of Sherborn Forest and Trails Association has also been nominated to run.

**Federal Flood Zones Changes** – Mr. Carlucci will notify residents in the affected area via a mailing.

**Water Infrastructure Legislation** – Ms. Shepard reported that David Linsky attended the recent Sherborn Business Association meeting and encouraged Sherborn to take advantage of a new bill, currently passed by the MA House and under review by the MA Senate, which would offer assistance for water and planning in small communities.

**Smart Sewer** – Mr. Johnson emailed the Committee to arrange a final meeting.

**ZBA Meeting** – Eliot Taylor reported that he received a notice that on March 19<sup>th</sup> Ed Rose will be applying to the ZBA to extend a waiver to have another Brewfest event. The Board received a copy of the ZBA public notice on Monday, which was too late to add the topic to tonight's agenda. Mr. Taylor suggested that the ZBA meeting should be postponed until comments are available from all of the boards.

**Rail Trail Meeting** – One hundred fifty people attended the meeting in Ashland to discuss the Upper Charles River Rail Trail. There were presentations given from representatives of surrounding towns including Sherborn about the current status and plans for completion of the trail.

## **MINUTES**

**January 8, 2014** – Charles Yon moved to approve the minutes as amended. John Higley seconded the motion and it was approved 5-0.

**January 22, 2014** – Charles Yon moved to approve the minutes as amended. John Stevens seconded the motion and it was approved 3-0-2. Eric Johnson and Robin Perera abstained as they were not in attendance during this meeting.

**October 23, 2013** – Charles Yon moved to approve the minutes as amended. Robin Perera seconded the motion and it was approved 5-0.

There being no other business to attend to, Charles Yon moved to adjourn at 10:26 p.m. Eric Johnson seconded the motion and it passed 5-0.

The next meeting of the Planning Board will be March 26, 2014.

Respectfully Submitted,

Jessica Pettit

Clerk

## **DOCUMENTS REFERENCED DURING THE MEETING**

1. Massachusetts Executive Office of Housing and Economic Development's ("EOHED") "Housing Production Plan"
2. EOHED Housing Production Plan "Certified Communities" document, revised October 17, 2013
3. Town of Sherborn Zoning By-Laws: "Width, Lot" and accompanying diagram
4. "Right to Farm By-Law" warrant article
5. "Objective," Sherborn Agricultural Commission
6. "Right To Farm Bylaws" [www.pvpc.org](http://www.pvpc.org) document
7. Massachusetts Association of Agricultural Commissions "About AgComs" webpage
8. Dover-Sherborn Press Letter to the Editor "Questionnaire biased toward development," February 27, 2014