

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES

May 14, 2014

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

Others Present: Peter Liffiton of 19 Dopping Brook Road, Jim Murphy of 44 Bear Hill Road, Martha Groton of 104 Maple Street, Barb Kantorski (Advisory Committee), and Eliot Taylor of 30 North Main Street

John Higley called the meeting to order at 7:08 p.m. in the Sherborn Town Hall, Room 204B.

WELCOME TO NEW MEMBERS

John Higley and other Board members welcomed new members Chris Tullman and Marian Neutra.

LOT WIDTH INTERPRETATION (*Reference documents #1, #2, and #3*).

Jim Murphy prepared and presented illustrations and a proposed checklist of lot width interpretations. Mr. Murphy has one view of interpretation, the Building Inspector has another view, and the Town Planner has a third view. Mr. Murphy suggested not changing the current definition, but instead adding two sentences to the Permit Procedures Manual with a checklist and representative drawings.

Members of the Board expressed concern about using illustrations. Mr. Carlucci felt the illustrations were not consistent with the procedures. Mr. Johnson was uncomfortable with making changes if they would in turn cause previously approved lots to become nonconforming.

Mr. Higley suggested that the Board review and discuss further, then consult with Town Counsel about Mr. Murphy's suggested amendments.

GENERAL PLAN SURVEY

The survey data has been entered and interpreted in a draft form of a PowerPoint presentation, which Mr. Higley shared with the Board. Each member will review and email comments to Mr. Carlucci to be compiled and discussed at the next meeting.

The next steps will be to discuss with the other Town boards and committees for feedback, then the Board will reconvene and publish the final results during a public meeting.

TOWN MEETING

The Board reviewed the results of Town Meeting. All Planning Board warrant articles passed.

Mr. Higley felt that the Board should have offered its recommendations about the Pulte project as the Advisory Committee did. Mr. Stevens felt that taking a position would not have been appropriate as the Board is a regulatory body charged with upholding the by-law and, if a member expressed his or her opinion individually, there may be a conflict of interest issue if/when the project comes before the Board in the future. Ms. Neutra felt that many citizens expected a recommendation to be voiced at Town Meeting. Peter Liffiton felt that it would have been appropriate for the Board to comment at Town Meeting.

Mr. Higley would like to obtain Town Counsel's opinion on Section 5.6.

GENERAL PLAN UPDATE

Mr. Higley presented Ms. Shepard's proposed mission statement.

Ms. Shepard suggested adding more emphasis on conclusions, steps forward, and short term and long term changes/actions in the General Plan. She commented that most town citizens agree on a shared value and that, even if the town grows, it should retain its character.

Mr. Carlucci noted that the General Plan follows the state guidelines precisely. He will circulate the link to the Board.

Mr. Higley suggested that all members read the 1975 plan as it was very well done and is a useful resource.

Mr. Stevens and Mr. Higley suggested organizing three committees to meet and comment on the old plan. Mr. Carlucci will work with each group. To recruit members, Mr. Higley will draft a press release for the newspaper and will announce the need at the next meeting of the Board of Selectmen.

HOUSING PRODUCTION PLAN

The Board discussed possible development of a Housing Production Plan. The Community Development Plan describes one, but it is out of date.

Mr. Carlucci explained that a Housing Production Plan requires the amount of work comparable to writing a General Plan. In addition to the significant statistical data required, the Town must have a plan for developing affordable housing and it must include identifying land where 40B projects could be developed, with a step by step implementation plan required. Currently, only 6 out of 100+ towns have been certified to allow them to receive a 1 or 2 year moratorium on 40B projects and 3 of those are expiring this year. Further, it would be very difficult to develop a plan in Sherborn that would get the town to the required 10% affordable housing rate. The full plan must be complete for it to be recognized by the state. Ms. Shepard noted that if the goal is to quickly develop a plan just to stop 40Bs, it won't work because of the requirements.

The Board discussed a 40B project currently being proposed in Dover by Northland Corp.

Mr. Carlucci discussed a recent conference he attended which focused on inclusionary zoning and similar projects. One session was a presentation by developers and the other was a legal session.

SMART SEWER FINAL REPORT

Mr. Johnson reported that the Committee met on Monday in a joint meeting with the Water Commission (charged by the Board of Selectmen to bring recommendations for downtown water and/or sewer). The Committee reviewed CRWA's final recommendations. It was determined that it is technically feasible to put sewer in town, but whether it is cost efficient is subjective. There would be a \$12K betterment fee per connection. Mr. Johnson will look at all costs and technical aspects of the study, then crunch some final numbers to present to the Board. The Board will then hold a public meeting.

The feasibility of installing water is still under discussion. The Water Commission is forming a Committee with Mike Giaimo (Board of Selectmen) as their representative. It will be analyzed as a self-funded system in that only users will pay. The Town would pay for at least 1/3 because of town buildings, Pine Hill School, etc

There are possible grants and state programs available, including Ch. 90-like funding, to help fund such a project. Additionally, there are relevant bills currently in the state House and Senate which may offer assistance.

ELECTION OF OFFICERS

Mr. Johnson moved to nominate Mr. Higley as Chair of the Planning Board. Mr. Stevens seconded the motion and it passed unanimously.

Mr. Higley moved to nominate Mr. Stevens as Vice Chairman of the Planning Board. Mr. Johnson seconded the motion and it passed unanimously.

Mr. Higley moved to nominate Mr. Johnson as Clerk of the Planning Board. Mr. Stevens seconded the motion and it passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Legislation Update - Mr. Carlucci attended a housing discussion this morning where he spoke with David Linksy who reported that there is a good chance of the previously discussed planning bill getting approved by the House Ways and Means Committee.

MAPC – Mr. Carlucci reported that there is an issue with the legislation that established the funding source for the MAPC, which allows it to be increased by 2.5% per year. There is a bill pending which would continue that while allowing a one-time increase from 32-50 cents. It has passed the House and is currently being reviewed by the Senate.

SWAP Meetings – The next meeting will be May 22nd in Norfolk and will be centered around “complete streets”. There will be a June meeting concerning the MetroWest region and a meeting in July concerning housing needs in the region.

Cell Tower Projects - A cell tower has been proposed in Dover. The applicant has agreed to delay the request pending a Request for Proposal (RFP) being issued so that the schools may lease the land for the town to obtain the money. The Town of Medfield is building a new water tower on the Medfield State Hospital property, which could accommodate 2-3 cell carriers also.

Scenic Road Hearing - There will be a scenic road hearing for Snow Street at the next meeting.

MINUTES

Minutes were not reviewed during this meeting.

The next meeting of the Planning Board will be May 28, 2014. The meeting adjourned at 9:57 p.m.

Respectfully Submitted,

Jessica Pettit

Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Lot Width Illustrations (labeled #1, #2, #3, and #4)
2. Illustration Checklist
3. Lot Width New Construction Guideline