

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES November 19, 2014

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

Members Absent: None

Others Present: Eliot Taylor, Susan Tyler, Ed Wagner, Brian McSweeney

John Higley called the meeting to order at 7:04 p.m. in the Town Hall, Room 204B

SCENIC ROAD TREE REMOVAL PUBLIC HEARING (*Reference Documents #1, 2*)

Incoming Tree Warden Brian McSweeney introduced himself to the Planning Board and explained his reasoning in selecting trees that were included on the list of those to be removed from scenic roads in Sherborn. The reasons for tree removal include the potential of the tree to impact traffic, the possibility of the tree being damaged or damaging to infrastructure or property as a result of weather, the likelihood of the tree affecting nearby wires, and the aesthetic quality of the tree. Public safety, Mr. McSweeney reported, is the main concern in deciding which trees should be removed.

The issue of replanting trees that have been or are set to be removed was discussed. Some members of the Board remarked that the Shade Tree Law requires tree replacement, while others noted that, on a case-by-case basis, depending on the location of the tree being removed, it does not make sense to directly replace a tree, as in the instance of a tree being very close to a roadway or a new planting being placed directly over a former tree's root system. On this topic, the Planning Board may have further discussions and may introduce a warrant article regarding the Town's tree replacement policy.

Some amendments were made to the list of trees to be removed. Brian McSweeney informed the Board that tree number 21, located on Hunting Lane, is likely to be removed from the list as it may be on private property; this will be verified. All other trees were represented as being the public right-of-way. Additionally, tree number 3, on Brush Hill Road, and tree number 34, on

Perry Street, will be removed from the list. John Higley made the motion to approve the list with these amendments and the motion was approved unanimously.

ABBEY ROAD

The hearing for the Abbey Road special permit application is continued to the next meeting of the Sherborn Planning Board on December 3, 2014 at 7:00 p.m. in the Sherborn Police Station. Gino Carlucci will post a notice on the Town of Sherborn website announcing the hearing, should it seem that the peer reviewer and developer are ready to proceed. Furthermore, he will notify the abutters that the hearing is expected to occur at the next meeting, with the recommendation that they contact him prior to the meeting to verify that the hearing will take place. John Higley made the motion to continue the hearing to the next meeting on December 3, 2014 at 7 p.m. and to inform the public of the situation, and this motion was approved unanimously.

GENERAL PLAN WORK GROUPS UPDATE

Mr. Higley presented and discussed his proposed updates to the guiding principles of the General Plan, largely based on the MAPC Metrofuture Plan, and he emphasized that the recommendations of the Sherborn General Plan must be actionable, measurable and resourced. Marian Neutra pointed out that the MAPC “guiding principles” apply to the process of writing and updating a General Plan and not to the Plan’s content. The Board should have a second set of guiding principles, based on the town’s core values, that guide the content of the revised General Plan, Grace Shepard added that guiding principles should be broad and should be regarded as baskets into which the prioritized goals of each of the groups can fit. To this point, Mr. Higley stated that there should be some degree of overlap in the work being done by the three work groups and that they should be collaborating at key points of the process. For example, he suggested that all three groups should consider the housing production plan and consult and seek input from the other groups. Each issue should be spearheaded by the working group responsible for the subject area in question.

Gino Carlucci will circulate the minutes he has received to each of the work groups to aid them in keeping informed of the process and progress of each group. The next meeting for the Built Environment work group will be held on November 20, 2014, and both the Fiscal and Economic and Land Use groups will meet next on December 4, 2014.

WARRANT ARTICLES

Lot Width – (*Reference Document #4, 5*)

Eric Johnson expressed that the lot width regulations require clarification and not necessarily a total overhaul. He stated that, of the four options presented in Gino’s suggestions, he prefers option one for its consistency and the likelihood of its being interpreted with consistency. John Higley furthered that by saying that the primary reason for considering updating the lot width regulations is to clarify the bylaw for everyone involved in its interpretation, including the Planning Board, developers, homeowners, and the building inspector who enforces it.

Gino intends to discuss this issue with the new building inspector to gauge his opinion. The Planning Board will continue discussions on this matter at later meetings.

Restaurants – Mr. Carlucci reported that the Zoning Board of Appeals voted to co-sponsor this warrant article with the Planning Board.

MINUTES

The minutes of November 5, 2014 were unanimously approved as amended.

The meeting adjourned at 10:04 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A legal notice announcing the public hearing of the Tree Warden's list of trees recommended for removal
2. The Tree Warden's list of trees recommended for removal, to be considered at the public hearing
3. An email from John Higley to the Planning Board detailing his General Plan Work Groups' new guiding principles
4. Further-detailed descriptions and examples of four lot width options
5. Diagrams of examples of lot width regulations, illustrated by Gino Carlucci