

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES April 22, 2015

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

Members Absent: John Stevens

Others Present: Ronald Labadini, Richard Juliani, Peter Bemis, Peggy Novak, John Marthinsen, Maryann Clancy, Laraine Marthinsen, Sean Killeen, Eliot Taylor

John Higley called the meeting to order at 7:07 p.m. in the Sherborn Town Hall, Room 204A.

59 NORTH MAIN STREET (*Reference Documents #1, 2, and 3*)

This is a public hearing for the consideration of an application for a reduced frontage special permit, under Section 4.4 of the Zoning Bylaw, for the 6.345 acre lot at 59 North Main Street. The owner is seeking to create three lots, two of which are in compliance with lot size and frontage requirements and one of which is in compliance with lot size but will have reduced frontage. Additionally, a parcel of 0.259 acres will be conveyed to abutters to the north of this property and another parcel of 0.046 acres will be conveyed to a southern abutter. The site plans for these proposed changes were presented to the Planning Board by Peter Bemis, Ronald Labadini, and Richard Juliani. Gino Carlucci provided the Board with a memo of his comments on the application, as well as an email from Sherborn Fire Chief Timothy Morrissey regarding access requirements under both the National Fire Protection Association and Massachusetts regulations for the three proposed lots at this site, and an email from Richard Novak expressing his opposition to the creation of three lots at 59 North Main Street.

Many issues were raised by the Planning Board and the public in attendance. Marian Neutra inquired about plans for enabling connectivity to the Bay Circuit Trail. Peter Bemis said that, at this stage, that is not a consideration but will be left to the discretion of the future developer. Stormwater plans for during and after construction of single-family homes on each of the lots were discussed and the civil engineer, Mr. Bemis, reported that the sewage, wells, fire safety, and soil testing has been performed for the sites. The irregularity of the lot shapes was raised by

the Board. The land owners and civil engineer reported that the shapes of the lots were designed so that each lot could be in compliance with lot size requirements and safety access requirements, to allow for the placement of wells, and to give each lot an abutment to public protected land. The issue of whether a buyer could purchase all three lots and recombine them to possibly create a 40B development was brought up. The Planning Board recognized that this is the issue currently being addressed at the proposed site of the Fields at Sherborn and members of the Board were therefore unsure of the legality of such a situation but acknowledged that it was a possibility. Concerned about the size and design of future homes on the lots, a member of the public inquired about whether the Board has any influence over such matters. It was answered that there are no Bylaws in place to allow the Planning Board to affect the design of private residences. The land owners feel that the price and the location of the homes, as well as the setback requirements and restrictions on the placement of the home within the lots, will have a regulating effect on the homes' sizes and designs.

While a formal vote on this special permit application was not held tonight, the Planning Board expressed unanimous support for its approval. Gino will prepare the documentation to this effect and will send a draft to the Board and to the land owners. The hearing on this special permit application is continued to Tuesday, April 28, 2015 at 6:30 p.m. at Lindquist Commons.

GENERAL PLAN UPDATE WORK GROUPS

John Higley has not yet emailed all the members of the work groups to set the date for a meeting with everyone involved in the General Plan update, but plans to do so soon. The built environment group will hold their next meeting on May 4, 2015. The land use group met on April 21 and revised and rewrote the rural character section of the 2001 General Plan. Marian reports very good group dynamics and productivity at land use work group meetings. The fiscal and economic group has not met and is awaiting the completion of modeling and metrics.

THE FIELDS AT SHERBORN

It was reported that the developers have purchased the land for this proposed 40B development project. It has still not been decided whether or not the special permit that previously divided the lot into three lots, with the condition that it not be further subdivided into a larger development in the future, can be dissolved to allow a 40B development on the land.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

John Higley and other members of the board joined some members of the Massachusetts Water Resources Authority and the Metropolitan Area Planning Council on a walk of the proposed trail route of the Sudbury aqueduct. The group talked to abutters about the proposed trail. An 8(m) application for the public access to aqueduct trails is in progress. Mr. Higley would like to inform abutters of this proposed trail via a public hearing to get people involved and talking about the project. This hearing is scheduled for May 27, 2015, and a walk of the trail route will be held on Saturday, May 23.

The ADESA hearing for the renewal of their special permit will be held on May 27, 2015.

In preparation for presentations at Town Meeting, Marian Neutra drafted language for the Planning Board-sponsored zoning articles. John Higley will add further comments to these drafts, prior to the meeting.

Chris Tullmann will be meeting with a representative from CSX next week to address Sherborn trails that are near and crossing CSX-owned train tracks.

Gino Carlucci attended a FEMA meeting as they will be in the process of updating flood maps over the next several years.

MINUTES

The minutes of the meeting on March 11, 2015 were unanimously approved as amended.

The minutes of the meeting on March 25, 2015 were unanimously approved as amended.

The minutes of the meeting on April 8, 2015 were approved as written. Eric Johnson abstained from voting as he was not in attendance for that meeting, while John Higley, Marian Neutra, and Chris Tullmann voted in favor of approval.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. An April 16, 2015 memo to the Planning Board from Gino Carlucci, titled, "Comments on 59 North Main Street special permit application."
2. An April 22, 2015 email to Gino Carlucci from Sherborn Fire Chief Timothy Morrissey, with the subject, "59 North Main St."
3. An April 22, 2015 email to Gino Carlucci and others from Richard S. Novak, with the subject, "59 North Main Street – Proposed 4.4 Special permit."