

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES April 8, 2015

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

Members Absent: John Higley, Eric Johnson

Others Present: Alison Murchison, Bob Murchison, Andrew Consigli

John Stevens called the meeting to order at 7:10 p.m. in the Sherborn Town Hall, Room 204B.

ABBEY ROAD – INFORMAL DISCUSSION

Bob and Alison Murchison and Andrew Consigli were present at tonight's meeting to informally present the Planning Board with architectural design changes to the Abbey Road development plans. The developers and architect are seeking input from the Board regarding these potential changes, which would include a ten percent increase in living area for each of the units as compared to that of the preliminary development plan, an option for an elevator in each unit, moving the driveways behind the units and inserting two-car garages under the first floor of each unit and adding basement space, an increase in the central green space, and an increase in the listed prices of the units.

The Board inquired about fire safety compliance, site elevation and safety, path connectivity between Abbey Road, downtown, and nearby developments, changes in the view of the development from the road per the changes in unit redesign, open space compliance, and an updated lighting plan. The developers have met with the Fire Chief and the new site plans are in compliance with fire safety requirements. Safety measures related to the elevation grade on the site will be addressed with a fence around the back driveway on the site. There are plans to redo the stormwater and lighting plans and to redo the open space calculations. The representatives for the Abbey Road project asked the Planning Board to take the lead in coordinating an updated peer review, ideally using the same reviewer who assessed the preliminary development plans, addressing only the new changes to the plans and not the entire plan again, as they would like to

begin construction on this project in the Fall of 2015. The Board was agreeable to this request and is awaiting the submission of updated information.

GENERAL PLAN UPDATE WORK GROUPS (*Reference Document #1*)

Marian Neutra provided the Board with an outline of suggested content and a possible layout for the updated General Plan. The Board reviewed the given table of contents and the example provided that showed the possible organization of each section in the report.

Grace Shepard reported that the Built Environment work group has been having trouble progressing past generating ideas and goals to organizing them into priorities. John Stevens suggested that the group circulates their outline of goals to the other work groups prior to a meeting of all work group members so they can provide input and assistance in moving forward. Also, Marian provided Grace a copy of the Land Use work group's outline to be reviewed by the Build Environment group. John Stevens reports that the group has not met and is awaiting metrics and modeling.

THE FIELDS AT SHERBORN

Gino Carlucci reported that the Zoning Board of Appeals (ZBA) has provided the development plans for the Fields at Sherborn project to two peer review firms. The ZBA's selection of one firm will be announced at their next meeting on April 29, 2015.

OTHER NEWS THAT MAY COME BEFORE THE BOARD

Gino has submitted the application for a Green Communities grant to fund various improvements to the Pine Hill School.

ADESA has submitted their application for renewal of their special permit.

The Town has hired a new Assessor who will be starting in a few weeks.

MINUTES

The minutes from the meeting on March 25, 2015 are deferred to the next meeting on April 22, 2015 when more members will be present.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. Marian Neutra's suggested table of contents and an example of the organization of each subsection for the General Plan update.

