

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES August 12, 2015

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

Members Absent: Marian Neutra and Joseph Putnam

Others Present: Susan Tyler, Weiyan Ci, Jim Murphy, Andrew Consigli, Carol Mitchell, Gary Hawkins, Terry Geoghegan, Ralph Joline, Shawn Flanagan, Bob Murchison

John Higley called the meeting to order at 7:06 p.m. in the Sherborn Police Station.

ABBEY ROAD ANR PLAN

Gino Carlucci gave a brief history of this land swap between the Town and Abbey Road Development LLC, for which an endorsement of an Approval Not Required (ANR) plan is sought tonight. John Higley added that, because this is an ANR plan, it is the Planning Board's job only to certify that the lot is not a subdivision and complies with lot definition requirements. Mr. Carlucci informed the Board that the Board of Selectmen will likely be voting on the official acceptance of the land swap at their meeting tonight. He suggested that, because the Selectmen cannot move forward with closing the land swap deal without an endorsement from the Planning Board, the Planning Board should vote to endorse the plan and Gino will retain the endorsed plans until a vote is held by the Selectmen. Eric Johnson moved to endorse the ANR plan. Chris Tullmann seconded that motion and it was unanimously approved. The plans will be signed at the end of tonight's meeting and held by Mr. Carlucci, to be passed on to the Board of Selectmen when needed.

Bob Murchison, the project's developer, informed the Board that he would be returning to the next meeting on August 26, 2015 seeking special permit plan endorsement. Mr. Murchison also wanted to make the Board aware that construction would begin on the site in the next few days, specifically related to the installation of erosion control measures, and that no building permits were required for this work but all approvals are in place.

SUDBURY AQUEDUCT REPORT *(Reference Documents #1, 2)*

This portion of the meeting was audio-recorded by Susan Tyler.

With regards to the minutes of the meeting on May 27, 2015, the date of the public hearing on the issue of the Sudbury Aqueduct, Carol Mitchell would like the record to include a letter written by her and her husband, Roy Mitchell, to the Planning Board about this matter. Additionally, she would like to emphasize her concerns over the intrusiveness that she feels will accompany allowing public access on the Aqueduct trail on her property and that of other abutters. These amendments will be made to the minutes and to the report..

In reviewing the report to the Selectmen as prepared by Gino Carlucci, based on comments from the Planning Board and the public during a hearing on May 27, 2015, some audience members at tonight's meeting had comments and questions. Terry Geoghegan questioned the intent and the roles of the Metropolitan Area Planning Council (MAPC) and the Massachusetts Water Resources Authority (MWRA) in the planning of this project. Susan Tyler suggested that the report include a fourth attachment depicting the Bay Circuit Trail as it relates to this proposed project. After extensive discussion, John Higley summarized that the goal of this report is to inform the Selectmen of the events of the public hearing on May 27, 2015 to better prepare them in their vote on the issue. It is, therefore, a goal to create a report that is accurate. He feels that the list of attachments is accurate and that the report details the opinions of the Planning Board and the public who attended the May 27 meeting accurately, while avoiding attempting to infer intents of those official bodies involved in the project and providing only what has been explicitly stated as project goals.

It was agreed that the changes discussed would be incorporated into the report and that it would be executed at the next meeting.

GENERAL PLAN UPDATE WORK GROUPS

Eric Johnson reported on the Fiscal-Economic meeting of August 10. He briefly discussed the statistical information provided by Michael Lee. Grace Shepard mentioned that some members of the Built Environment group have not been participating and how could they be reengaged?

The overall process was also discussed. It was stated that the reports from the three work groups should be received this year, then the Planning Board will work on them and consolidate them and then the three working groups would get another chance to review the Planning Board's draft. It seems that it is unlikely to be ready for approval at the 2016 Annual Town Meeting.

2016 ANNUAL TOWN MEETING

The Board discussed several potential articles for consideration at 2016 Town Meeting. These included village zoning with form-based codes, design review, lighting/sound regulations, a rewrite of EA zoning, and request for funds for a financial consultant to assist with the General Plan update.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

A property in Cider Hill was recently sold and an attorney noticed that there had never been a lot release for the property. Since the subdivision was completed and the house had already been built and sold, releasing the lot was a formality. It was approved unanimously.

Chris Tullmann provided an update on the Open Space Committee, in particular that new members had been recruited.

Samantha Shepherd [who had left the meeting for a time to take minutes for the ZBA hearing on The Fields, then returned] reported that the ZBA meeting has been continued to September 16, 2015 and that the applicant had agreed to extend the deadline for a decision to December.

MINUTES

The minutes of the meeting on July 16, 2015 were unanimously approved as amended.

The next meeting of the Planning Board will take place on August 26, 2015 at 7:00pm.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Samantha Shepherd

DOCUMENTS REFERENCED DURING THE MEETING

1. A May 27, 2015 letter to the Planning Board from Carol and Roy Mitchell in reference to the Sudbury Aqueduct project, to be added to the meeting minutes of May 27, 2015.
2. A draft memo to the Board of Selectmen, from the Planning Board, dated August 2015, with the subject, "Potential Opening of Sudbury Aqueduct as a Public Trail."
3. An August 12, 2015 memo to the Planning Board from Gino Carlucci with the subject, "Comments on Tonight's Agenda."