

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES August 26, 2015

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

Others Present: James Murphy, Andrew Consigli, Gary Hawkins, Terry Geoghegan

John Higley called the meeting to order at 7:05 p.m. in the Sherborn Town Hall, room 204A.

AQUEDUCT REPORT (*Reference Document #1, 2*)

Gino Carlucci provided a draft version of the Planning Board's report to the Selectmen regarding the public hearing on the potential opening of the Sudbury Aqueduct as a public trail. The hearing was held on May 27, 2015 and the public was invited to voice opinions on the issue. From these comments and opinions, along with the input and edits from Planning Board members, Mr. Carlucci drafted a report, including a summary of the hearing and the Board's recommendation, to be given to the Selectmen, who will consider the report in their vote on the issue. One sentence was edited on the first page of the draft and now reads, "The majority of people who attended expressed opposition and, by the end of the meeting, no one in the audience expressed support." Chris Tullmann moved to approve the report as written. This motion was unanimously approved.

ABBEY ROAD ENDORSEMENT (*Reference Document #2, 3, 4*)

The Board has been given amended special permit plans for the Abbey Road project. Gino Carlucci, in reviewing these modified plans, has provided the applicant with comments on each condition. The applicant has provided a response to each condition, asserting compliance with each issue that is tied to the endorsement except the condition that a complete landscape plan for the site, which must be stamped by a licensed landscape architect, be submitted for review and approval. A landscape plan, stamped by a licensed landscape architect, has been submitted; however, that plan does not include screening plans for the detention basin on the site. Additionally, a condition of the special permit stated that the plans should illustrate a break in the stone wall situated to the north of the detention basin, the purpose of which will be to allow overflow stormwater passage as well as access to the easement and the location of a future trail. This feature is not illustrated on the site plans. James Murphy, speaking as a representative for the project, stated that this will be put on the endorsed landscape plan, and members of the Board

agreed that they were comfortable with seeing that feature added to the landscape plan as it is completed, as long as it is done within the limit of 120 days from the approval date of July 16, 2015, which November 13, 2015. Because of these conditions needing further attention, Gino Carlucci recommended that the Board approve the amended special permit except for the landscape plan portion. With this recommendation, Chris Tullmann made the motion to endorse this amended special permit plan, except for the landscape plan. The motion was unanimously approved and two copies of the amended special permit plans were signed by Board members at the end of this meeting.

GENERAL PLAN UPDATE WORK GROUPS

John Higley reports that the Built Environment work group met during the week of August 17, 2015 and will next meet on September 8, 2015. Mr. Higley relayed that there has been low turnout at meetings during the late summer and will make efforts to reach out to work group members to encourage better engagement in this process. Marian Neutra gave the next meeting of the Land Use work group as September 9, 2015. One of the agenda items for this meeting will be to discuss the format the group is envisioning for the General Plan. The work group plans to complete a model section of the Plan and bring it to an upcoming Planning Board meeting for additional input on the layout and content. The idea of establishing communication between the Planning Board and other Town boards and committees was discussed. For example, a Planning Board representative would attend a Board of Selectmen meeting and inform that Board of the progress and status of the General Plan update process and to gauge whether the actions of various Boards comply with what is and will be written in the updated Plan, and vice versa. The Board agrees that more meetings of the work groups, hopefully with more member presence, should be held before another joint meeting of the three groups is held to share progress.

2016 ANNUAL TOWN MEETING

In considering possible warrant articles to submit for the 2016 Annual Town Meeting, it was generally agreed by the Planning Board that the issues of lot width and the EA zoning of elderly and affordable housing require complete overhauls and not mere clarifications. Therefore, those issues will need extensive time devoted to their rewrites and should not be warrant articles for the upcoming Annual Town Meeting. Once these issues are rewritten, they will be included in the General Plan.

An issue that the Board will likely pursue as a warrant article for the 2016 Annual Town Meeting is the development of a lighting bylaw. Several issues were raised at tonight's meeting, including how the lighting regulations will be measured, by whom they will be measured, monitored, and enforced, which set of regulations will be implemented, and the timeframe for compliance. Gino Carlucci recommends promoting this issue as a General Bylaw and not a Zoning Bylaw. Mr. Carlucci and other members of the Board will explore examples of lighting bylaws, such as those of surrounding communities and the International Dark-Sky Association, in considering answers to questions discussed tonight.

Marian Neutra inquired about the possibility of using the Annual Town Meeting as a platform to give a brief presentation about the General Plan update to make the public aware of the process and inform them of the progress. As the General Plan likely will not be completed by the date of the Town Meeting, this issue will not be one requiring a vote. Gino will look into if and how that could be added to the agenda of Town Meeting.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Scenic Road Tree Hearings – Two hearings will be held at the September 30, 2015 meeting of the Planning Board to discuss applications for the removal of trees on scenic roads. The Board members intend to visit each site – one at 117 Mill Street and one at 52 Greenwood Street – prior to the hearings.

Sherborn Meadows – Gino reports that he has been contacted by a resident of Sherborn Meadows who had a complaint about the recently-installed lighting on a rear path at the development. This issue has been heard in previous meetings by the Board because the special permit for the development includes a lighting plan. Gino has put the resident in contact with the Sherborn Meadows Board of Trustees to resolve the matter.

Conservation Commission – The Conservation Commission has hired a new agent, who will be starting in the role within the upcoming weeks.

Community Compact (*Reference Document #5*) – Gino informed the Board that Town Administrator David Williams has submitted a Community Compact application as part of a program developed by the Baker Administration. Mr. Carlucci was unsure of the detailed implications of this program, but understands that it may be a method of preferential selection for various grants, among other benefits.

MINUTES (*Reference Document #6*)

The minutes for the May 27, 2014 meeting were unanimously approved as amended.

The next meetings of the Planning Board will be held on September 9, 2015 and September 30, 2015, both at 7:00 p.m.

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Samantha Shepherd

DOCUMENTS REFERENCED DURING THE MEETING

1. A draft report to the Board of Selectmen from the Planning Board, with the subject, “Potential opening of Sudbury Aqueduct as a public trail.”
2. An August 26, 2015 memo to the Planning Board from Gino Carlucci, with the subject, “Comments on tonight’s agenda.”
3. An August 25, 2015 memo to the Planning Board from Gino Carlucci, with the subject, “Abbey Road plans to be endorsed.”
4. An August 6, 2015 letter to the Sherborn Planning Board from Fire Chief Tim Morrissey, regarding Abbey Road fire hydrants.
5. The August 10, 2015 submission to the Community Compact program from Town Administrator David Williams.
6. Official amendments to the May 27, 2015 meeting minutes, with the inclusion of a letter from the Mitchells, abutters to the Sudbury Aqueduct.