

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES December 16, 2015

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

Members Absent: None

Others Present: Jeffrey Wootan, Tony Varvar, Peggy Novak, Bob Murchison, Bob Delaney, Frank Jenkins

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

ADESA PUBLIC HEARING (*Reference Documents #1, 2*)

This is a continuation of a public hearing opened on December 2, 2015 regarding the modification of the special permit for ADESA, which was approved on June 10, 2015. The modification is intended to allow for the installation of solar photovoltaic canopies within the automobile parking and storage area on the site. Gino Carlucci has prepared a draft decision for the Board to review. Mr. Carlucci had sent, via email on December 3, 2015, photographs of the view of the proposed location of the solar canopies from Western Avenue; these images were requested by the Board at the meeting on December 2, 2015.

Jeffrey Wootan, representing Zona Power, informed the Board that, after discussions with Framingham emergency response personnel, the light posts along Western Avenue will remain in place. As these lights were expected to be replaced with under-canopy lighting, Mr. Carlucci will edit the special permit condition regarding this matter to state that these light posts along the periphery of the ADESA property will be used during emergencies only and will otherwise remain off. No excess excavated materials will be stored onsite and will instead be hauled offsite. A complete erosion control plan for during and after construction will be included in the plan set and will include documentation regarding this disposal of excavated materials. The amendments to the special permit will remain in effect until 2018 when the ADESA permit will be considered for renewal. Mr. Wootan reports that the project timeline is expected to begin with construction in early spring 2016 and to be completed in late spring or early summer 2016.

John Higley moved to approve the modification to the special permit decision as amended. Eric Johnson recused himself from the vote and Chris Tullmann was not present for the first portion of the hearing on December 2, 2015 and, therefore, neither voted. John Higley, Joseph Putnam, Marian Neutra, and Associate Member Grace Shepard voted in favor of approving the special permit decision modifications and the hearing was closed.

WOODLAND-GOULDING STREET WEST INTERSECTION *(Reference Document #1)*

Mr. Carlucci reported that an approximate estimate of the cost of reconfiguring the Woodland-Goulding Street West intersection and preserving five trees has been received by the Town from Verizon. This estimate is reportedly three to three-and-a-half times the original cost estimate of intersection reconfiguration that does not include the preservation of the trees. However, as the original cost estimate is not known to Mr. Carlucci, and his requests to be informed about that estimate have gone unanswered, the actual dollar value of the updated cost estimate is unknown at this time. As this hearing has been ongoing since September 30, 2015 with little progress, the Board, established two action items. First, the Board will attempt to contact Town Counsel for advice on what the Town can do in this situation to evoke action and information-sharing between parties involved. Second, the Board will inform the Board of Selectmen about the lack of progress being made on this issue and will formally request a list of information from the Selectmen, including the original cost estimate, the updated cost estimate, alternative reconfiguration plans that may have been considered, and any other pertinent information. This hearing is continued to January 13, 2016 at 7:00 p.m.

ABBEY ROAD *(Reference Document #2)*

Bob Murchison presented the Board with a landscape plan for the Abbey Road development. Mr. Murchison expressed that these plans are conceptual in nature and may require adjustments when it comes to actual plantings and configurations on the site. Joseph Putnam would like to see more specific detail on the plan, such as the caliper of trees to be planted. Grace Shepard remarked that the function of the landscape items is of greater importance than the specifics of species and size. Mr. Murchison reports that the plans do not require approval at tonight's meeting, but would like to be given flexibility about the possibility of adjusting the plans as construction on the site continues. He will return before the Board on January 13, 2016 to provide members with a narrative of the purpose of proposed plantings. Mr. Murchison also offered to lead individual or group tours of the construction site; several Board members expressed interest in this.

TREE MANUAL

Procedural changes to the annual tree removal hearing process were proposed during the hearing on November 19, 2015. Specifically, the Board would like to see added to the informational page about the trees identified for removal a column that would identify a tree in the vicinity of the removed tree to be preserved or a location for a replacement tree planting. These mitigation efforts are conditions in the Town Tree Manual and have, to date, not been followed as part of the annual tree hearing. The Tree Warden will be responsible for assessing whether it is appropriate to protect an existing tree or to plant a new tree for each tree that is identified for potential removal and will populate the new column on the tree list to reflect his assessment.

Additionally, the issue was raised that the Public Safety Committee has been reviewing the Tree Manual and is expected to offer revisions in light of data on tree-related traffic safety issues. Marian Neutra inquired as to whether updated traffic safety data is available from the Police; Mr. Carlucci will check with Police and inform the Board on this. As an action item, the Board will identify members willing to meet with representatives of the Public Safety Committee regarding that group's proposed revisions to the Tree Manual and will ask the Committee to submit those revisions in writing. Mr. Carlucci will inform the Board of when the next meeting of the Public Safety Committee is scheduled.

LAKE STREET UTILITY POLES FOR CELL TOWER

Gino Carlucci gave an overview of the cell tower project thus far. A tower has been constructed on Lake Street which now requires electricity. To accomplish this, new utility poles are proposed to be installed on Lake Street which will require pruning and removal of some trees. These trees have been marked but the application for a scenic road hearing has not yet been received. A hearing cannot be scheduled without the application and adequate posting time for a public hearing. Mr. Higley asked Mr. Carlucci to check to see if the original project plan called for utility access to Goulding East or Lake St.

REPORT ON SITE WALK OF CEMETERY LAND

On December 10, 2015, several members of the Board joined Bob Delaney, Frank Jenkins, and other interested parties on a site walk of a parcel of land between Town recreational fields and Cemetery Lane. This site walk was the result of an informal discussion led by Mr. Delaney and Mr. Jenkins involving their idea that Town-owned land in the Town Center could be sold for residential development and profits of the sale could be used to spur positive Town Center development efforts. Questions have been raised as to the physical feasibility of building on the site as it is a ledge. Furthermore, the legality of selling this land has been questioned; this is an issue that Town Counsel is currently looking into. Bob Murchison stated that the Town is in need of well-planned smartgrowth improvement and that the growth should occur in the Town Center. While the issues of sewer and water need to be addressed, to him, selling Town-owned land to fund such projects is an obvious solution.

The proponents of this project are seeking to have the issue added as an article to the 2016 Annual Town Meeting warrant in the form of a feasibility study. The goals of the proposed study would include establishing an understanding of the conceptual options of development, the financial feasibility and potential profits of the project, and its marketability. Mr. Delaney and Mr. Jenkins have requested that Joseph Putnam draft a charge to consultant architects for the project. This draft charge, along with input from Town Counsel on the legal issues involved in the land rights of the site, will be included in an agenda item on the matter for the January 13, 2016 Planning Board meeting. Further discussions will be had at that time about the potential for this issue being on the 2016 Annual Town Meeting warrant. Mr. Delaney and Mr. Jenkins would like the Board to co-sponsor such an article, which the Board will consider upon receipt of additional information from Town Counsel. Chairman Higley suggested that the issue may get more attention and a better reception at a Special Town Meeting.

GENERAL PLAN UPDATE WORK GROUPS

Chairman Higley will propose that the Built Environment work group will next meet on December 21, 2015 and January 4, 2016. The next meeting of the Land Use work group will take place on January 4, 2016. Marian Neutra provided the Board with a copy of a completed draft goal, "Water Resource Protection", a part of the Open Space section of the General Plan, which she feels can be used as a model for other sections. Eric Johnson reports that the Fiscal and Economic group has received a proposal from the Collins Center to do an analysis of the Town's unfunded liabilities. Mr. Johnson feels that the proposal may be a bit too vague or lacking some important analysis. This issue will be discussed by the group at a meeting expected in early January.

2016 ADMINISTRATIVE ISSUES (*Reference Documents #2, 3, 4*)

The meeting schedule for 2016 was approved as written, with the possibility of adjusting some dates in the future to accommodate scheduling issues as needed. The Planning Board Fiscal Year 2017 Budget, as submitted by the Town Finance Director, was reviewed and discussed by the Board. The only adjustment sought will be to calculate and add in potential costs associated with producing print versions of the updated General Plan.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Traffic Safety Committee – There is a vacancy on the Traffic Safety Committee.

Pine Hill School – Mr. Carlucci is currently working on the quarterly report associated with the Green Communities grant and Pine Hill School improvement projects. Projects currently underway are expected to be completed in January.

Green Communities – Mr. Carlucci submitted a Green Communities annual report for Sherborn during the week of December 7, 2015.

MINUTES

The minutes for the meeting on November 4, 2015 were unanimously approved as amended. The minutes for the meeting on November 23, 2015 were unanimously approved as amended.

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,


Samantha Shepherd

DOCUMENTS REFERENCED DURING THE MEETING

1. December 16, 2015 amendment to special permit decision of June 10, 2015 for ADESA
2. December 16, 2015 memo to the Planning Board from Gino Carlucci, with the subject, "Comments on tonight's agenda."
3. 2016 Planning Board meeting schedule
4. Fiscal year 2017 Planning Board budget