

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES December 2, 2015

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

Members Absent: Chris Tullmann

Others Present: Jill Winans, Alex Norman, Nick Bryner, Eileen Fitz, Peggy Novak, Susan Tyler, Judy Shindul-Rothschild, Jeffrey Wootan, Frank Hess, Barb Kantorski, Roger Demler, Maryanne Clancy, Kent Fitzpatrick, Mary Wolff, Bob Delaney, Frank Jenkins

John Higley called the meeting to order at 7:09 p.m. in the Sherborn Police Station.

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

John Higley opened a public hearing regarding the matter of the modification of the special permit for ADESA. The modification would permit the installation of solar photovoltaic canopies within the automobile parking and storage area of the property. Attorney Jill Winans, representing the project, explained that ADESA is not seeking to alter the use of the property, that it will remain an area for automobile parking and storage with the addition of solar panel canopies. She further reported that no changes would be made to the landscape or to the runoff or drainage of the site. Attorney Winans expressed that the project may result in changes to the lighting of the site. Currently, large light posts are situated at the periphery of the lot; it is expected that lighting will be moved under the solar canopies, resulting in reduced light pollution.

Jeffrey Wootan, representing Zona Power, ADESA's partner in this project, explained that this has been a four-year planning process. Mr. Wootan gave a slide show presentation, highlighting his involvement in other, similar projects as well as the particulars of this proposed project. Approximately 82 percent of the solar canopies will be erected on Sherborn land and the remaining 18 percent will be on Framingham land. Mr. Wootan explained that, because of the evergreen screening already present, the canopies will not be visible from Western Avenue. Photographs showing the view from the street were requested and will be provided. Zona has

vowed to donate \$5,000 to a Sherborn school to be used for solar energy education via software that allows students to monitor energy outputs and usage from this project.

Members of the Planning Board and members of the public asked questions of the representatives of the proposed project. Joseph Putnam asked if the solar panels are reflective and would produce light pollution, to which Mr. Wootan responded that lighting will be underneath the panels and replace the current pole lighting and result in less light emitted to the sky and in terms of how much light from the sun or other lights that would reflect off the panels the amount will be minimal because they have a anti-reflective coating. Chairman Higley inquired as to whether the panels emit noise, to which Mr. Wootan responded that the canopy system is virtually silent. When asked about the rain and snowmelt runoff, Mr. Wootan explained that there are openings between the panels to allow for expansion and contraction in hot and cold weather and that these allow water through. The existing drainage system will handle the runoff. Furthermore, the project planners are exploring options for a roof runoff collection system with the potential of using that runoff as a water supply for cleaning automobiles on site.

Soil and contaminant containment plans during construction will be included in the project plans, which will be provided to the Board at a later date. Mr. Wootan has discussed the plans with emergency response personnel in both Sherborn and Framingham and the plans comply with their safety requirement.

The possibility of a future additional project, most likely in the form of solar panels on the former landfill on General Motors land, was introduced. This led to a discussion about the possibility of the Town of Sherborn being able to buy energy from this source in the future.

Members of the Planning Board expressed support for this project and for its benefits as a green energy source for a large energy consumer in Town. Gino Carlucci will prepare a written draft decision for the Board to review and vote on at the next Planning Board meeting. Prior to a vote, Zona Power will provide the Board with the requested containment plans and street view photos. This hearing is continued to December 16, 2015 at 7:00 p.m.

WOODLAND-GOULDING STREET WEST INTERSECTION

As a readjusted cost estimate for the reconfiguration of the Woodland-Goulding Street West intersection is still not available, this hearing was continued to December 16, 2015 at 7:30 p.m.

APPROVAL NOT REQUIRED: 53 AND 63 LAKE STREET

A plan to create a parcel to be transferred from 53 Lake Street to 63 Lake Street due to an encroaching driveway and well was presented to the Board. The Board certified that the plan was not a subdivision. The Board voted to endorse the ANR plan and then signed all copies of the plan.

INFORMAL DISCUSSION REGARDING TOWN CENTER HOUSING IDEA *(Reference Document #3)*

Bob Delaney and Frank Jenkins presented the Board with an informal and preliminary discussion regarding their ideas for housing development in the Town Center. Mr. Delaney stated that the goals of this project idea are to increase activity and vibrancy, both commercial and residential,

in the Town Center, creating an improved downtown district. These goals would be reached, the men said, by using assets, in the form of Town-owned land that they see as underutilized or inappropriately utilized, to jumpstart positive Town Center development. Specifically, Mr. Delaney and Mr. Jenkins envision a residential development located on a three-acre plot of land between Cemetery Lane and the Town baseball fields to include upscale and relatively small residences. Through the sale of the Town-owned land to a developer, Town Center sewer and water initiatives could be partially funded.

Concerns were raised over the feasibility of the plot of land for residential construction as there is ledge in that area. Additionally, the marketability of the proposed housing type was a point of concern. The potential benefits of this type of project on the development of a vibrant Town Center were well received. Members of the Board expressed the need for exploring the marketability and feasibility of this project and would like to continue the conversation. Chairman Higley proposed that members of the Conservation Commission, Cemetery Commission, Planning Board, and any other interested parties conduct a walk of the site. This walk will be held on Thursday, December 10, 2015 at 3:00 p.m. This issue will be discussed at future meetings of the Planning Board, and Mr. Delaney and Mr. Jenkins will be presenting their ideas to the Board of Selectmen at an upcoming meeting.

GENERAL PLAN UPDATE WORK GROUPS

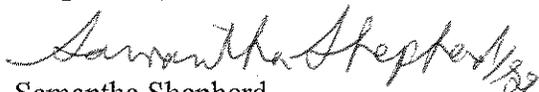
The Land Use work group last met on December 1, 2015 and will meet again in January of 2016. The Fiscal and Economic work group plans to meet before the end of the year.

2016 ANNUAL TOWN MEETING (*Reference Documents #4, 5*)

Roger Demler, of the Town Center Water and Wastewater Options Committee, presented a request that the Planning Board co-sponsor an article for the 2016 Annual Town Meeting warrant. The article seeks to secure funding for an analysis of options for Town Center water and wastewater systems. It is estimated that this analysis will cost between \$25,000 and \$50,000. Chairman Higley stated that it is important that the goals of this article align with the goals set forth in the General Plan update. Maryanne Clancy added that it is necessary to include the results of similar studies done in the past and to also explicitly express the intended outcomes of such a study. Mr. Demler will update the warrant article description to include language that the intent of this feasibility study is to provide critical information for the updating of the Town General Plan. Chairman Higley moved to support the submission of the warrant article notice of intent as amended and Joseph Putnam seconded the motion. Eric Johnson added a comment that his support of the submission of the article is dependent on the Town Center Water and Wastewater Options Committee's collection and submission of a summary of all studies that have been done to date on this subject and that he would not support the notice of intent without this information. The motion was unanimously supported.

The meeting adjourned at 10:01 p.m.

Respectfully submitted,


Samantha Shepherd

DOCUMENTS DISCUSSED DURING THE MEETING

1. An October 15, 2015 Petition for Special Permit signed by Brett Rolano on November 6, 2015.
2. An April 20, 2015 document to Mr. Jeff Cain from Tetra Tech regarding environmental consulting services for ADESA.
3. A map of the area of Town Center between Cemetery Lane and Town recreational fields.
4. A document provided by Roger Demler titled, "Co-Sponsor Town Center Concept for Water and Wastewater Improvements."
5. A 2016 Warrant Notice of Intent with the warrant article title, "Town Center Water and Wastewater Options Concept Analysis."