

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES January 14, 2015

Members Present: John Higley (Chairman), John Stevens, Eric Johnson, Marian Neutra, Chris Tullmann, Associate Grace Shepard, and Town Planner Gino Carlucci

Members Absent: None

Others Present: Eliot Taylor

John Higley called the meeting to order at 7:12 p.m. in the Sherborn Town Hall, Room 204A

ABBEY ROAD PUBLIC HEARING

Mr. Carlucci reported that the peer review for the Abbey Road development project has been received and that Bob Murchison feels his developers need more time to consider the comments therein. He is thus not prepared to proceed with the public hearing at tonight's meeting. Some members of the Planning Board expressed concern with the repeated continuance of the public hearing on this issue, while understanding that several delays were not in the control of Mr. Murchison. Mr. Carlucci expects the developers to be prepared to hold the public hearing at the next meeting of the Planning Board. John Higley moved to continue the hearing to January 28, 2015, and that motion was unanimously approved.

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

Representatives from the three General Plan Work Groups met just prior to the Planning Board meeting on January 14, 2015. In this meeting, it was decided that each group is charged with drafting a short – preferably one sentence – guiding principle. These guiding principles will be discussed, edited, and combined and will become the guiding principles for the General Plan Update going forward. At a presently unspecified date in the near future, it is hoped that all members of the three Work Groups will meet together to review progress and determine direction for future Update-related work.

The next meeting for the Built Environment Work Group is scheduled for the first week of February. Marian Neutra reported that the Land Use Work Group had each member write a list

of tasks for the Group, which she then compiled into an outline. The tasks fell into several major categories, including the protection of open space, water, agricultural and natural resources, the preservation of Sherborn's rural character and historic sites, the maintenance of social and recreational resources, the promotion of good energy policies and practice, and the guidance of change in residential development. The Fiscal and Economic Work Group drafted their guiding principles, focusing on the current economic status of the Town and their role in funding the future of Sherborn.

Gino Carlucci provided the Board with a document, provided by Tom Urmston, detailing the Town of Tisbury's process for updating their town plan and vision as a reference to the Work Groups in drafting their guiding principles and moving forward in updating the General Plan.

WARRANT ARTICLES (*Reference Documents #2, 3, 4, 5*)

The Planning Board will begin the public hearing on warrant articles at the meeting on February 11, 2015, with the possibility of continuing to the February 25, 2015 meeting.

Citizen Petitions – Two citizen petitions have been drafted as potential warrant articles for the 2015 Town Meeting. The first is to amend the Town's Elderly and Affordable (EA) Zoning in regards to its Occupancy and Open Space regulations to specify minimum limits for the percentage of units in new housing developments to be occupied by income-restricted residents. This article also addresses open space requirements in such developments. The second is in regards to amending the Zoning Map to include 59 North Main Street as part of the EA district and a Preliminary Development Plan approval for the parcel as such. The proposed housing development at this parcel is named Peace Dale Village, and a preliminary plan was provided to the Planning Board via a document drafted for Juliani Labadini Properties, LLC.

Town Center Water System Options Committee – In a letter to the Sherborn Planning Board, the Town Center Water System Options Committee outlined its purpose and intent – to study options for the Town Center's water and wastewater systems – and asked that the Board contribute to the study. Eric Johnson and Grace Shepard are on the Options Committee and gave the Board further information on the current status of the Committee's progress, as the letter was written in October 2014 and does not reflect the most up-to-date information. Mr. Johnson will draft concise responses to the requests of the Committee, which he will send to Board members prior to the next Planning Board meeting. Members will individually consider the responses and discuss them together on January 28, 2015.

Town Center Water and Wastewater Feasibility Engineering – A draft of the Notice of Intent (NOI) of a 2015 warrant article was submitted by the Town Center Water System Options Committee, titled "Town Center Water and Wastewater Feasibility Engineering." Eric Johnson said the NOI was submitted as a placeholder and, because it is not a fully-developed warrant article and the issue requires more research, he does not think it will move forward as a warrant article at the 2015 Town Meeting.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Green Communities Grant

Mr. Carlucci reported that he is investigating applying for a Green Communities grant in the competitive round for building envelope and insulation work at the Pine Hill School.

Railroad Trail Expansion

The Town purchased a section of railroad trail from CSX and Gino and Conservation Agent Bridget Graziano are looking at applying for a grant to construct the trail. Whitney Farms has provided an easement adjacent to the trail. Gino has requested that that easement be expanded so that the trail can avoid consistently wet areas, to which Whitney Farms' developers have expressed a willingness to consider.

MINUTES

The minutes of December 17, 2014 were unanimously approved as amended.

The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A document titled "Tisbury Vision Planning Update"
2. Citizen petitions to include two warrant articles in the 2015 Town Meeting, related to the Town's Elderly and Affordable housing district
3. Peace Dale Village preliminary development plans
4. An October 4, 2014 letter to the Planning Board from the Town Center Water System Options Committee requesting input from the Board
5. A draft of a Notice of Intent for a 2015 warrant article, titled "Town Center Water and Wastewater Feasibility Engineering"