

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES July 16, 2015

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

Members Absent: Joseph Putnam

Others Present: Janet Fitzpatrick, Martha Wells, Pam Hastings

John Higley called the meeting to order at 7:08 p.m. in the Sherborn Town Hall, room 204B.

SHERBORN MEADOWS (*Reference Documents #1, 2*)

Three representatives of the Sherborn Meadows Board of Trustees were at tonight's meeting, presenting the Planning Board with information on a proposed modification to a special permit to add lighting to a walkway on the property. Janet Fitzpatrick, a resident and member of the Board of Trustees for the condominium development, reported general support among fellow residents for the installation of three bollard-style lights. Specifications of the selected lights were provided to the Board. Eric Johnson stated that the proposed lights – stake-mounted LEDs with an adjustable height of 17" to 27" and a hood to direct light downward – seem consistent with the lighting plan in the special permit.

John Higley moved to approve the proposed modification to the lighting plan as presented. The Board unanimously voted in favor of this motion and it was approved. Gino Carlucci will write a decision letter of the motion and send it to the Sherborn Meadow Trustees. As a vote has occurred, the residents were informed that they could proceed with ordering the light fixtures and installing them.

VACANT COMMITTEE POSITIONS (*Reference Document #3*)

The Board was provided with a list of vacant positions on Town boards and committees with terms expiring in June of 2015. It was noted that this version of the list of vacancies is not an updated or complete one, and Gino will provide that updated list to the Board at the next meeting.

ABBEY ROAD JOINT PUBLIC HEARING (*Reference Document #4*)

The Planning Board joined the Conservation Committee (ConCom) in room 204A to hold a joint public hearing on proposed modifications to the special permit for Abbey Road. Both the Planning Board and ConCom officially opened the hearing and James Murphy, representing the developer of the Abbey Road project, presented the proposed modifications to the special permit for the project. The primary proposed change to the special permit is moving the driveway serving the residences from the front of the buildings to their rear. Changes to the drainage system and other aspects of the site, such as a retaining wall and the location and area of the protected buffer zone, were also presented and discussed.

Con Com brought forth several questions about the proposed modifications, beginning with the effects that these changes will have on the buffer zone. To this, James Murphy replied that, in the new plans, more land will be devoted as protected than in the previous site plans. This area shall now be known as the “meadow stabilization area” and will be referred to as such in the special permit and expressly outlined in site plans. This area will be demarcated with a fence and a retaining wall. Additionally, Mr. Murphy explained that the residents of the townhomes will sign an agreement to not disturb the meadow stabilization area as a condition in their homeowner’s association contract. John Higley inquired about the construction material, dimensions, and visibility of the retaining wall to be built at the rear of some of the buildings. The engineer for the project, Paul Hutnak, explained that the wall will be a segmental block construction with a maximum height of approximately nine feet. The wall will not be easily visible from most angles around the property and the developers are open to incorporating plant cover for the wall in the landscape design. To the landscape plan, a rain garden has also been added. It is a condition of the special permit that the landscape plan must be signed and stamped by a licensed landscape architect and brought before the Planning Board for approval. As for the drainage system, Mr. Hutnak reports that the majority of drainage pipes on the site are 36 inches below the ground surface. In two cases on the property the pipes are 24 inches below the ground surface, which the engineer deems suitable and sound.

One amendment that was included in the draft special permit and agreed to by James Murphy is that, in Condition #18 of the document dated July 16, 2015, the word “salt” was replaced by “sodium chloride” as being prohibited for use on the property as a deicing agent. Gino Carlucci explained that other types of salt may be OK to use. Both the Planning Board and ConCom agreed to that change. Eric Johnson made an inquiry as to whether the developers of the project are still willing to hold to their agreement to provide \$10,000 toward the construction of a sidewalk on Main Street in front of the property; the developers will honor that agreement.

Michael Lesser moved to close the Con Com hearing and Eric Johnson moved to close the Planning Board hearing for the modifications to the Abbey Road special permit. John Higley then moved to approve the amended special permit decision dated July 16, 2015. This motion was unanimously approved. Bob Murchison thanked the Planning Board and Con Com. For additional detail on items specifically related to the concerns addressed, changes made, and motion taken by ConCom, please consult minutes taken by the Commission’s clerk.

GENERAL PLAN UPDATE WORK GROUPS

Mr. Higley recounted the happenings of the joint meeting of members of each of the three subcommittees for the General Plan update which took place on July 15, 2015 in the Sherborn Police Station. Mr. Higley will distribute the drafts from each subcommittee and share those documents via email to everyone involved in the General Plan Update. He stressed the importance that these documents be considered as drafts and works in progress.

Regarding the structure of the final Update, Mr. Johnson was of the opinion that the document should be separated into two discrete sections, one with a focus on Town Center and one with a focus on the rest of the Town. The possibility of bringing in a consultant for the project was discussed at the meeting. Specific to the Fiscal and Economic group's endeavors, several Board members agreed that such input could be beneficial to the process but feel that more analysis and a narrowing of tasks to assign a consultant, as well as exploring options for funding consulting work, needs to occur first. Frequently mentioned in past General Plans is the concept of maintaining the Town's rural character. It will be a goal of the work groups to define "rural." Grace Shepard quoted a suggestion made by one meeting attendee of the word "individuality" as a character marker for the Town. Further discussion included Marion Neutra reading a Land Use subcommittee guiding principle draft. All agreed with the words and thoughts expressed. However it was also noted that the statement fit the rest of the town more than the Town Center which is by definition more "urban". Master Plan thoughts for the rest of Sherborn have a strong component of preservation and how to moderate change, while the goals for Town Center seek change, managed by zoning and procedures, to be consistent with a New England village vision.

Going forward, the work groups should consider defining tasks to bestow upon an outside consultant should such services be sought. Chris Tullmann would like to see that the next joint meeting of the work groups have a strong attention on the Fiscal and Economic group. A date for a follow-up meeting has not yet been set.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Sudbury Aqueduct – The Planning Board will be submitting a report to the Board of Selectmen regarding the public hearing on the proposed Sudbury Aqueduct which was held on May 27, 2015. The report will be given to the Selectmen in advance of their meeting in August.

The Fields at Sherborn – The next Zoning Board of Appeals hearing for the Fields at Sherborn proposed 40B project will be held on August 12, 2015 at 8:00 p.m.

Green Communities Grant – Gino reports that Sherborn has been awarded a sizeable Green Communities grant to make improvements on the Pine Hill School.

MINUTES

The minutes of the Board meeting on May 27, 2015 were approved as amended. John Higley abstained from voting.

The minutes of June 10, 2015 were unanimously approved as amended.

The minutes of June 24, 2015 were unanimously approved as amended.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,
Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A June 24, 2015 memo to Gino Carlucci from Steven P. Keiran with the subject, "Additional Exterior Lighting at Sherborn Meadows"
2. Information and graphics on the type, style, characteristics, and placement on the property of the proposed lighting additions at Sherborn Meadows
3. A document titled, "Vacancies on Boards/Committees for Terms Expiring June 2015"
4. The amended special permit decision, dated July 16, 2015, for 2 North Main Street