

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES July 22, 2015

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

**Others Present:**

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

Note: This meeting was audio-recorded.

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

Gino Carlucci has drafted a report to be presented to the Board of Selectmen based on the discussion had at the Planning Board's public hearing on the issue of the proposed public trail on the Sudbury Aqueduct in Sherborn. The hearing took place on May 27, 2015. Members of the Board voiced their opinions at tonight's meeting about the proposed project as well as the points that should be emphasized in the draft report. Chris Tullmann understands the legitimate concerns held by residents and abutters and does not believe this project should be pushed forward at this time, but he does not wish to completely rule out any chance of exploring this project and its possible benefits as a way to connect different parts of town in the future.

Marian Neutra expressed that her first impression of this project was to support it but that, after hearing the overwhelming negativity toward it from abutters, she does not think it is a project to pursue at the present time. Eric Johnson drew attention to the fact that the audience in attendance for the hearing was opposed to this project and he would like to see that represented adequately in the report to the Selectmen.

Grace Shepard, in relating this issue to the General Plan update underway, cited that connectivity in Town is a major priority. However, this particular trail is not a viable option to promote connectivity right now on the basis of its overwhelmingly unfavorable reception. She, and others, recommend directing efforts toward improving other trails already established in Town rather than taking on this new trail and potentially angering many residents in the process. Gino will

incorporate these comments into a final version of the report, which he will provide to the Board at the next meeting on August 12, 2015, before sending it to the Selectmen for their consideration ahead of a public hearing on the issue.

### **ELECTION OF OFFICERS**

The Planning Board is charged with electing a Chairman, Vice Chairman, and Clerk. John Higley nominated Eric Johnson as Vice Chairman. Marian Neutra moved to elect John Higley as Chairman, Eric Johnson as Vice Chairman, and Chris Tullmann as Clerk of the Planning Board. The motion was unanimously approved.

### **GENERAL PLAN UPDATE**

As a general discussion, not specific to one work group, the issue of how to define the term “rural,” which is used several times in the 2001 General Plan, was discussed. Mr. Higley proposed that visual aids be used to convey the intent of this word in the Plan. Grace Shepard is in favor of that method but would also like to supplement that with a clear, written definition of the term to ensure that its intent can be well-understood. Further discussion on how to define this term for the future of Sherborn will be had at upcoming meetings of work groups. The format of the General Plan document was also discussed, and Mr. Higley expressed support for Eric Johnson’s proposition that it be separated into two chapters – one with a focus specifically on the Town Center and one with a focus on the rest of the Town.

The Land Use work group will next meet on July 27, 2015. The Fiscal and Economic work group is making progress on identifying useful metrics and other towns to which Sherborn can be compared in terms of financial wellbeing and future status. Members of the work group have met with a consultant, as was discussed at the joint meeting of the work groups on July 15, 2015. Additionally, Mr. Higley and Mr. Carlucci met with Town Finance Director Irene Larivee, who has access to resources for comparing Sherborn’s financial status and future to those of other towns. The next joint meeting of the work groups is proposed for late September.

### **VACANT COMMITTEE POSITIONS**

After Marian Neutra accepted a position on the Metropolitan Area Planning Council, one seat remains open. Mr. Higley will apply for this position. Chris Tullmann and Marian Neutra intend to apply to open seats on the Open Space Committee.

### **OTHER BUSINESS THAT MAY COME BEFORE THE BOARD**

**59 North Main Street** – Mr. Carlucci reports that the prospective buyer of the land at 59 North Main Street is interested in pursuing a 40B development on the site but will not close on the purchasing deal without the backup plan of three legal lots with septic plans being approved.

**Whitney Farms** – Mr. Carlucci reports that he has been given reworked plans from the developer of Whitney Farms detailing an easement of land abutting the Upper Charles Trail to be dedicated to the Town.

**The Fields at Sherborn** – Gino reports that the Conservation Commission has a walk of the site scheduled for 7:30am on Thursday, July 23, 2015. The Planning Board will add an agenda item

to a future meeting to hold an informational discussion about the Town's housing plan, affordable housing, and 40B projects as there were several questions from audience members at tonight's meeting. The next meeting of the Zoning Board of Appeals to discuss the Fields at Sherborn will be held on August 12, 2015 at 8:00pm.

The next meeting of the Planning Board will take place on August 12, 2015 at 7:00pm.

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Samantha Shepherd

**DOCUMENTS REFERENCED DURING THE MEETING**

1. A June 25, 2015 draft memo to the Board of Selectmen from the Planning Board, as written by Gino Carlucci, with the subject, "Potential opening of Sudbury Aqueduct as a public trail."