

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES June 10, 2015

Members Present: Marian Neutra, Chris Tullmann, Joseph Putnam, Associate Grace Shepard, Town Planner Gino Carlucci, and Eric Johnson (who joined the meeting at 9:00 p.m.)

Members Absent: John Higley

Others Present: Peter Barbieri, Peter Liffiton, George Fiske, Bruce Weisberg, Skip Smith, Chris Hadjigeorgiou, Dan Madru, Amy King, Andrew Consigli, Bob Murchison, Jon Dowse, Eliot Taylor

Chris Tullmann called the meeting to order at 7:08 p.m. in the Sherborn Town Hall, room 204A.

ADESA (*Reference document #1*)

This is a continuation of the public hearing regarding the renewal of a special permit for ADESA to utilize residentially-zoned land, which abuts a commercial district, to park and store automobiles. Peter Barbieri, representing ADESA, reported that he and property managers met on Monday, June 8, 2015 to discuss plans to improve and maintain measures to ensure the appropriate use of Sherborn roads by car carriers. Those measures included relocating concrete barriers that had been placed to direct car carriers away from entering or exiting ADESA via Western Avenue. Barriers had been previously placed but had been moved by snow plow activity. Painted outlines will be added to indicate the proper placement of the barriers. Additionally, a “No Right Turn” sign will be relocated to a more visible location for car carrier drivers. Guards have been instructed to remain close to the checkpoint station at the entrance so as to be able to better monitor the direction from which car carriers are arriving and inform any offending drivers not to travel via Western Avenue in Sherborn. An informational packet will be provided to drivers annually, detailing items such as travel restrictions; a copy of this packet will be provided to the Planning Board.

The Board reviewed the draft decision for the renewal of the special permit. One change was made, on page five of eight, regarding the return of barriers to their designated location should they be moved for any reason. Instead of requiring that barriers be restored to the proper place

within 48 hours after any incident resulting in their being moved, a scheduled work order must be made within 48 hours, as the barriers require hired machinery to be moved. With this change, the Board voted unanimously to approve the special permit as amended.

29 NORTH MAIN STREET

The ownership of 29 North Main Street wish to replace a brick and concrete walkway with an all-concrete one on the property, reduce the width of the walkway and add square footage to the abutting parking lot, remove two trees, and replace the drainage and curb systems. Skip Smith, the contractor for the proposed project, discussed the reasoning behind the changes, citing safety and liability issues incurred by the uneven brick surface, the potential for damage to the building structure caused by trees' roots, and improving parking and driving conditions for the businesses at this location. Of the trees planted in the walkway, several have died because, as the owners explained, they are an inappropriate species of tree for the location, requiring more water and more space to grow, and producing roots close to the ground surface which are causing unevenness in the bricks. Mr. Smith noted that the ownership would like to maintain the brick surrounding the flagpole at the site. Regarding the replacement of the brick walkway with a concrete one, Mr. Smith referenced a July 22, 2010 Board of Selectmen decision which states that all new walkways should be continuous surface walkways. As for the tree removal, it was proposed that trees could be replaced by large flower planters. Eliot Taylor expressed his opposition to the use of bricks in walkways as he sees them as a tripping hazard. Susan Tyler also brought up the Board of Selectmen decision requiring new walkways to be continuous surfaces and stated that, as a member of the Disability Advisory Committee and the Traffic Safety Committee, she does not support the use of brick in walkways.

Joseph Putnam made the case that, as the center of town, the aesthetics of the location are, in his opinion, very important. To this point, he is strongly opposed to the use of concrete in place of bricks and to the removal of trees and would like to see a repair of the bricks and a replacement of the trees that have died or have been removed. Chris, the land owner and small businessman, stated his penchant for both bricks and trees, but emphasized that both should be appropriate for the site and he feels that the bricks and trees currently in place are not appropriate. Grace Shepard stated that she is also concerned with aesthetics, but would not place the importance of aesthetics over safety. Additionally, she acknowledged Chris' efforts, contributions, and enthusiasm for Town.

Chris Tullmann would like the owner and contractor to provide more detailed plans for all the changes they are proposing, and to provide site plan drawings which show the proposed changes. Gino Carlucci informed the business owner that each change to the original site plan would need approval, which includes modifications to the walkway, plantings, and to parking lot dimensions. Marian Neutra requested that the contractor and business owner explore other possibilities for materials for the walkway as well as alternative ideas for plantings, such as trees that are appropriate for the location. Mr. Putnam plans to contact a brick supplier regarding the slip coefficient of brick versus other materials, to address safety concerns, and will provide this information to the Board and the contractor and business owner. The contractor and owner will regroup and discuss other options and will return to present the Board with site plan documents that show their proposed changes.

31 NORTH MAIN STREET (*Reference document #2*)

Dan Madru, a representative of Margulies Perruzzi Architects, presented proposed changes to the exterior of the Middlesex Savings Bank at 31 North Main Street. The changes include the replacement of windows and doors on the front face of the building so as to match the rest of the building, the removal of concrete curbing at the drive-thru teller window, and the installation of a new, narrower curb there. While not the topic of this discussion, Eliot Taylor expressed his complaints about lighting, specifically the light above the front door of the bank. The architect stated that he is concerned about light pollution and is willing to comply with requirements and to address complaints.

Chris Tullmann stated that, to him, the proposed changes sound like positive improvements, making the teller window more useable and matching the aesthetics of the bank to the rest of the building. The motion was made to approve the proposed changes and the changes were unanimously approved.

HERITAGE AT SHERBORN

This is a discussion to amend a condition of the site plan for 33 North Main Street regarding the color of the building. The site plan decision, dated March 4, 1986, specified that the building shall be painted white.

Amy King, representing Heritage at Sherborn, presented the Board with a color swatch of Benjamin Moore brand's "Coastal Fog" AC-1, and informed the Board that the building has already been painted. Gino had previously told the ownership that if they proceeded with painting prior to approval by the Board, it would be at their own risk. Mr. Putnam would like written documentation of the change so it can be a formal, written amendment. Chris Tullman, after inviting comment from the Board and from the public, made the motion to accept the color amendment, pending the receipt of a letter detailing the change. This motion was unanimously approved.

ABBEY ROAD (*Reference document #3*)

Developer Bob Murchison and architect Andrew Consigli reviewed the Abbey Road plans for the benefit of new Board member Joseph Putnam and to refresh the rest of the Board on recent and proposed updates to the site plans. Aiming to begin construction by early October of this year, the Planning Board suggests that providing the peer reviewer with a side-by-side comparison of calculations, such as stormwater management impacts, for the approved plans and the new plans will expedite the review process. Mr. Murchison expressed concern with the pace of the peer reviewer's work. To this, Gino said that he will contact the reviewer to get the process moving, hoping to avoid the long wait time experienced in the first round of reviewing. Pending the receipt of the comparisons from the developers, Gino will ask the peer reviewer to return their comments within 14 days. The comments will be reviewed by the Planning Board and a hearing will be held. As of tonight's meeting, a date for the hearing has not been set, but Gino will consult Board members on their availability and select a date soon.

GENERAL PLAN UPDATE WORK GROUPS

The land use work group continues to expand and refine their outline and have three sections left to go through. Their next meeting is in July. Mr. Putnam will join the land use work group as part of the housing subcommittee.

THE FIELDS AT SHERBORN

The next Zoning Board of Appeals meeting for this proposed 40B project will take place on June 30, 2015 at 8:00 p.m. The focus of this meeting will be on traffic impacts and a traffic report.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Sherborn Meadows – Gino has been informed that an agreement has been reached in the lighting issue at Sherborn Meadows that was brought before the Board in October, 2014. Representatives will present lighting plan modifications to the Board at an upcoming meeting.

41 North Main Street – Gino reports that this property is under agreement and that the future owner is informally presenting plans to the Board of Health in the near future. The proposed plan is for a mixed-use property, with approximately 15 residential units and some commercial property.

MINUTES

No minutes were reviewed at this meeting.

The meeting adjourned at 10:08 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. The draft of the special permit decision for ADESA, voted and approved as amended on June 10, 2015.
2. Proposed site plan amendments to 31 North Main Street, as drafted by Margulies Perruzzi Architects on June 5, 2015.
3. A June 10, 2015 email from Bob Murchison to Gino Carlucci with the subject, “Abbey Road,” detailing site plan modifications.