

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES June 24, 2015

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

Members Absent: Chris Tullmann, Marian Neutra

Others Present: John Dowse, George Fiske, Chris Hadjigeorgiou, Bruce Weisberg, Marc Prufer, Peter Liffiton, Alex Dowse, Eliot Taylor

John Higley called the meeting to order at 7:22 p.m. in the Sherborn Town Hall, room 204B.

29 NORTH MAIN STREET

This is a continuation of the discussion to for a preliminary site plan amendment for which the applicants seek to amend Condition #1 of the site plan, approved April 22, 1986. This Condition is in reference to the walkway, currently brick, in front of the building at 29 North Main Street, which the applicant and property owner would like to replace with concrete. Speaking in support of property owner Chris Hadjigeorgiou, George Fiske relayed to the Planning Board the nearly 40-year history of improvements to the Town Center by Mr. Hadjigeorgiou. Mr. Fiske described the purpose of the proposed amendments to the site plans, including correcting what is presently an insufficient drainage system, reducing safety hazards caused by unevenness in the bricks of the walkway, and preventing further damage to the building and walkway structure caused by the roots of trees he feels are inappropriate for the location. It was proposed at the June 10, 2015 Planning Board meeting that the property owner would seek to reduce the width of the walkway by two feet to increase maneuverability in the parking lot. That is no longer being sought. However, the removal of the bricks as the material out of which the walkway is constructed is still the intention of the applicant. Mr. Fiske and Mr. Hadjigeorgiou expressed possible plans that the brick removed from the walkway could be repurposed as raised planting beds in front of other businesses on the property. Additionally, the applicant is seeking to remove several trees from the walkway and to replace them with large planters; healthy trees on the property will remain.

Joseph Putnam reports that he visited 29 North Main Street and discussed the site with the property owner. He remains a strong proponent of utilizing brick at the location and suggested methods to reinstall the brick in a manner that would prevent the shifting and moving of bricks, such as installing a concrete pad below the brick. John Higley also visited the site and, while he likes the brick on the sidewalk and in front of the other building on the site and is a proponent of shade trees, he understands the reasoning for the removal of select brick and trees as suggested by the applicant because of the potential damage to the building and the present potential for unsafe conditions for visitors. He agrees with Mr. Putnam regarding safe replacement of bricks and concrete but doesn't think the brick, in this location is as aesthetically important as does Mr. Putnam so Mr. Higley is in favor of Mr. Hadjigeorgiou's desire to repair the sidewalk without the brick.

Mr. Hadjigeorgiou made the case that his concerns are safety as well as aesthetics. Furthermore, he wants to make improvements that are long-lasting, as he reports that he is currently repairing bricks on a regular basis. Alex Dowse, speaking as a member of the Sherborn Business Association, expressed his support for Chris as a businessman and the pursuit of safe conditions for visitors to Town Center. Eliot Taylor is strongly opposed to the use of brick for its tripping hazard potential.

Mr. Higley referenced Section 5.3.1 (c) Amendment to Site Plans and, based on the qualifications provided therein, the proposed amendments to the 1986 site plan are not restricted by the regulations. Eric Johnson had concerns about making a decision without being provided with the original special permit and approved site plans, as these were not provided at this discussion. Therefore, John Higley made the motion that the proposed changes to the site at 29 North Main Street are regarded as minimal and are acceptable to members of the Board, in the absence of any additional detail in the special permit. This motion was seconded by Mr. Johnson and approved unanimously by the Board.

GENERAL PLAN UPDATE WORK GROUPS

The next meeting for the Built Environment work group will be held on June 29, 2015. Mr. Higley has emailed the work group leaders regarding a meeting for all three work groups to discuss progress and future goals for the general plan update process. The proposed date for that meeting is July 15, 2015.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Planning Board Meeting Schedule – The next meeting of the Planning Board will be held on July 16, 2015 at 7:00 p.m. This will be a joint meeting between this Board and the Conservation Commission to address the Abbey Road project.

Sherborn Meadows (*Reference document #1*) – Gino Carlucci informed the Board that the Trustees of Sherborn Meadows have reached an agreement on an exterior lighting solution for a rear walking path on the property. This issue was previously brought before the Board in October 2014. This will be an agenda item for the July 16, 2015 Planning Board meeting and residents of Sherborn Meadows will be informed.

The Fields at Sherborn – The next Zoning Board of Appeals hearing for the Fields at Sherborn will be held on June 30, 2015. The topic of discussion will be the traffic report for the project.

MINUTES

The minutes of May 13, 2015 were unanimously approved as amended.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

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Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A June 24, 2015 memo to Gino Carlucci from Steven Keiran with the subject, “Additional Exterior Lighting at Sherborn Meadows,” and graphics detailing the type and positioning of the proposed lights.