

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES March 11, 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: Maryanne Clancy, John Marthinsen, James Murphy, Bob Murchison, Eliot Taylor

John Higley called the meeting to order at 7:05 p.m. in the Sherborn Town Hall, Room 204A.

PUBLIC HEARING ON ZONING ARTICLES (*Reference Document #1*)

This is a continuation of the public hearing on zoning articles that began on February 11, 2015. Town Planner Gino Carlucci provided the Planning Board with a memo of a draft version of their report to the Advisory Board for Town Meeting on these three zoning articles. There was consensus on the amendments to the language of all three zoning articles and all three received votes of support with amendments. The hearing is continued to the next meeting of the Planning Board on March 25, 2015 at 7:00 p.m. should the Advisory Board return anything requiring further discussion around the recommendations on these zoning articles made by the Planning Board.

Outdoor Entertainment at Restaurants

This article received unanimous support in a Planning Board vote on February 11, 2015 and no further discussion on the issue was had at tonight's meeting.

EA Zoning Occupancy and Open Space

In discussing proposed amendments to Section 5.6.5 Special Permit Requirements, Subsections (c) and (h) of the Zoning Bylaw, John Stevens recommended that the Planning Board revisit the Introduction and Purpose sections of 5.6.1 to be sure they are consistent with any changes that may come with such amendments. Members of the Board will prepare drafts to this point to clarify and make consistent the Purpose with the proposed EA zoning amendments.

As discussed with this zoning article before, the Planning Board recommends that the proposed amendments to the two subsections included in this zoning article be presented separately at

Town Meeting. Gino will consult with both the citizens' petition organizer, to see if the Planning Board's amended language for the articles is acceptable, and with the Town Meeting moderator to see if presenting the article as two, as it addresses two different subjects under the issue of EA regulations, is possible. The motion was made and unanimously approved to support the article with amendments.

Rezone EA District and Preliminary Development Plan for 59 North Main Street

Gino Carlucci reported to the Planning Board that no preliminary development plan will be submitted in time to be considered by the Board and voted on at the 2015 Town Meeting and that, therefore, the issue will receive a "no action" vote. Maryanne Clancy and John Marthinsen, neighbors to the property at 59 North Main Street, raised questions and concerns about the process of preliminary development plan approval. The process of preliminary development plans was reviewed for the benefit of the public in attendance at tonight's meeting. Additionally, the neighbors reported that there has been very limited contact between them and the landowner in addressing concerns they have about any future development of this parcel.

As there is and will not be a preliminary development plan for the property at 59 North Main Street prior to the 2015 Town Meeting, the Planning Board recommends no action on this zoning article. A motion was made to this affect and was supported unanimously.

THE FIELDS AT SHERBORN (*Reference Document #2*)

Mister Carlucci composed a list of 15 concerns brought up by himself and the Planning Board, which was provided to the Zoning Board of Appeals (ZBA) prior to the initial public hearing on March 12, 2015 for The Fields at Sherborn, a 40B project. These comments and concerns were divided into four major sections, namely access, environmental, design, and general issues. Marian Neutra added her hopes that the project will be scaled down to make it environmentally viable as she asserted that the plans currently call for more than the maximum number of units possible based on the limiting factors of sewer and water and are in very close proximity to wetlands. Chris Tullmann also addressed a desire to see plans for trail connectivity and access from this site, which he said should be possible based on the site plans provided by the developers. Several members of the Planning Board expect to be in attendance at the initial public hearing for this project on March 12, 2015 at 8:00 p.m. and the Board expects to add to their initial comments on the project as the 40B application process continues.

GENERAL PLAN UPDATE WORK GROUPS

Marian Neutra reported that the Land Use Work Group met on March 9, 2015. They have composed a 16-page outline of the main issues their group would like to address through this updating process. The group is working to revise their guiding principles into two or three sentences. John Stevens conveyed that the Fiscal and Economic Work Group has a wish to bring all three of the work groups together, not just the Chairs of each, to discuss progress so far and future plans for the updating process. To this, John Higley agreed and will propose dates for a meeting, likely in April, and will email the work group members.

ABBEY ROAD PUBLIC HEARING (*Reference Document #3*)

The Special Permit Decision document was provided to the Planning Board and the applicants of the Abbey Road project. Some amendments were made to this document. Notably, in section IV, part A, subsection 1, it was agreed that a final set of plans will be submitted to the Planning Board within 120 days of the filing of this approval with the Town Clerk, not 60 days as

previously written. Also in section IV, part A, amendments were made to subsection 7. The first sentence of the subsection shall now read: Prior to endorsement, the Applicants shall either grant a recordable easement to the Town of Sherborn, and/or include such easement within its land swap with the Town of Sherborn so as to permit a minimum left clearance between the back of the curb and the face of the wall and, with Historic District Commission approval, if applicable, 40-inch clearance between the said utility pole and the wall. Under section IV, part E, a subsection 19 was added by James Murphy and was agreeable to the Board. This subsection states that the Planning Board, upon written request, shall issue certificates of compliance periodically.

The issue of a sidewalk on the east side of North Main Street adjacent to this property was discussed in detail. Members of the Planning Board expressed concern that the stone wall currently in conflict with the construction of such a sidewalk must be moved enough so that a future sidewalk at the site would be ADA-compliant. It was decided that a continuous clearance of six feet behind the curb to the face of the stone wall must be maintained for the area in question and that that measurement will determine the length of the wall that needs to be moved. The developers and the Planning Board were agreeable to this. Eliot Taylor expressed his opposition to a sidewalk on the east side of North Main Street. The applicant has stated that he will donate \$10,000 toward the construction of a the sidewalk.

The motion was made to approve the Special Permit as amended and the motion was unanimously approved. The Special Permit decision was signed in approval by the Planning Board and will be submitted to the Town Clerk.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

The annual review of Mr. Carlucci's performance as well as the positions of Chairman, Vice Chairman, and Clerk will be discussed at future Planning Board meetings.

MINUTES

The minutes of February 25, 2015 were approved as amended.

The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A March 11, 2015 memo to the Planning Board from Gino Carlucci, with the subject "Proposed report to Town Meeting."
2. A March 5, 2015 memo to the Zoning Board of Appeals from Gino Carlucci, with the subject "Initial comments on The Fields at Sherborn."
3. The Special Permit Decision for the Abbey Road project
4. A March 10, 2015 email from Roger Demler to several recipients, with the subject "district can limit connections."