

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES March 25, 2015

Members Present: John Higley (Chairman), John Stevens, Eric Johnson, Marian Neutra, Associate Grace Shepard, and Town Planner Gino Carlucci

Members Absent: Chris Tullmann

Others Present: Joyce Hastings

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

GREEN LANE APPROVAL NOT REQUIRED

Joyce Hastings presented a plan to divide a 13-acre lot on Green Lane into three lots. This lot is in the Residence B district, requiring lots to be a minimum of two acres with both 200-foot frontage and lot width. The three planned lots will be 2.1, 3, and 7 acres. Access to the three lots was discussed. John Higley moved to endorse the Approval Not Required plan which was supported unanimously. Members of the Planning Board signed the Mylar and paper copies of the site plans.

PUBLIC HEARING – ZONING ARTICLES *(Reference document #1)*

This is a continuation of the public hearing on zoning articles that began on February 11, 2015. Mister Carlucci provided the Board with an updated version of the proposed report to Town Meeting for the three zoning articles. Support for the zoning article to allow outdoor entertainment at restaurants 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. After thorough discussion of the other two articles, John Higley made the motion to approve the Planning Board report to Town Meeting as it was amended. That motion was supported unanimously. The motion was made to close the public hearing on the zoning articles, which was also unanimously supported.

EA Zoning Occupancy and Open Space

In response to a Planning Board query as to whether the two subsections of Section 5.6.5 Special Permit Requirements – (c) Building Occupancy and (h) Open Space – could be presented at Town Meeting as separate items, Gino Carlucci reported that he had emailed Town Moderator

Coralinda Lincoln who gave permission and support for such a presentation. The Moderator further accepted the Planning Board's proposed amendments to 5.6.1 Purposes as the amendments are, in her opinion, neutral. Additionally, Mr. Carlucci emailed Susan Tyler, the organizer of the citizens' petition, for her opinion on the Board's suggested amendments to the language of the petition. As of the time of tonight's meeting, Gino has not received a response from Susan and will attempt to contact her again regarding this matter.

It was reported that the Advisory Board supported the Planning Board-amended language of this zoning article. It was decided not to present the previously-considered change to the first sentence of Subsection 5.6.5 (h) regarding providing open space as part of an EA development, which included removing the word "contiguous". The Board then agreed that an amended version should be the one presented at Town Meeting this year and that further amendments and clarifications the EA section of the Zoning Bylaw should be considered over the next year and presented at Town Meeting in 2016.

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

In presenting the issue of revising the Elderly and Affordable (EA) district language at Town Meeting, Grace Shepard remarked that it is important to articulate that 59 North Main Street was a catalyst but not a sole cause of the proposed amendments and that, furthermore, the goal of the amendment is to make the law more clear.

Specific to the parcel at 59 North Main Street, no preliminary development plan for the property has been nor will be submitted to the Planning Board prior to the 2015 Town Meeting. The Planning Board, therefore, recommends no action on this zoning article. A motion was made to this effect and was supported unanimously.

GENERAL PLAN UPDATE WORK GROUPS

Gino Carlucci said that a member of the Built Environment work group contacted him looking for a map of the Town Center. Mister Higley agrees that access to maps of the Town Center, on which notes can be made, would be useful for the group. Marian Neutra reported that the Land Use group has not met since before the last Planning Board meeting. At that meeting on March 9, Gino was in attendance and answered questions from members of the Land Use group. Marian would like the Board to consider the format and layout for the General Plan. To this end, the Board will review examples of General Plan layouts from other towns to decide what will be most ideal. John Stevens stated that the Fiscal and Economic work group was awaiting metrics and have not met since the last meeting of the Planning Board. Both the Built Environment and Land Use groups have meetings scheduled for the upcoming week, while no meeting is set for the Fiscal and Economic group yet. The Chairs, at their next Chair meeting, will work to select a date for all work group members to get together to share progress and future milestones.

THE FIELDS AT SHERBORN

John Higley, having attended the March 12, 2015 Zoning Board of Appeals (ZBA) initial public hearing for the Fields at Sherborn, recapped the meeting for the Planning Board. He noted that the ZBA did not specifically address the Planning Board's comments at this hearing. The Selectmen are expected to discuss this matter at their meeting on March 26, 2015, and they are equipped with the Planning Board's comments. Gino also addressed an issue brought up at the ZBA hearing that the special permit for reduced frontage one of the lots on which The Fields at Sherborn is proposed to be built states that the land cannot be further subdivided and that no more than one single family dwelling can be built on the lot. It is unclear at this time whether that will be a problem for the development to proceed.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Green Communities

Gino reported that he was applying for a grant for Pine Hill School through the Department of Energy Resources. The deadline for application is March 27, 2015.

59 North Main Street

The developers of 59 North Main Street are expected to present, on March 27, 2015, plans to Gino regarding their intent to divide the parcel into three lots. Marian Neutra wants to request that an easement through the property, connecting walking trails to downtown, be part of the Planning Board's requirements for approval of any such permit. In preparation for this, Gino stated that he believes that the Town has documents supporting the fact that the Town places importance on trail connectivity, especially to and throughout the Town Center.

MINUTES

Pending a review of facts, the approval of the minutes of the meeting on March 11, 2015 was postponed.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Samantha Shepherd
Planning Board Clerk

DOCUMENTS REFERENCED DURING THE MEETING

1. A March 16, 2015 memo to the Planning Board from Gino Carlucci, with the subject "Proposed report to Town Meeting."