

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES November 4, 2015

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

Others Present:

John Higley called the meeting to order at 7:10 p.m. in the Sherborn Police Station.

APPROVAL NOT REQUIRED – 185 WOODLAND STREET

The Board reviewed an Approval Not Required (ANR) plan for the adjustment of a lot line between two existing lots at 185 Woodland Street. The need to relocate the lines was due to a driveway and well encroaching on the land of a neighbor so the adjustment to the lot line is to include the driveway and well on the same lot as the house they are serving. Eric Johnson moved to certify that 185 Woodland Street is not a subdivision and the Board voted to endorse the ANR.

A discussion was had as to what features of a lot should be shown on ANR plans presented to the Board, as Joseph Putman expressed that he is uncomfortable endorsing plans that do not show certain features – specifically, stone walls. Gino Carlucci read for the Board the regulations regarding features required to be shown on plans presented for ANR endorsement consideration. Those features include wetlands, stone walls, wells, septic systems, et cetera. To make this clearer for those residents seeking ANR endorsements from the Planning Board, Mr. Carlucci will update the ANR application instructions to include information on the features that are required to be shown to ensure residents are in compliance with the regulations.

GENERAL PLAN UPDATE WORK GROUPS

John Higley reported that the Built Environment work group met on November 2, 2015 and that the group is working to ensure that all efforts they have made toward the goal of updating the General Plan have been adequately captured. The next meeting of the Built Environment group will be held on November 16, 2015 and Mr. Putnam will be in attendance as he has expressed interest in joining that group. Marian Neutra will electronically supply the Built Environment group with updated documents from the Land Use group, including updates made to the detailed General Plan outline. Ms. Neutra reported that the Land Use group will be meeting next in early December. Chris Tullmann, having attended a meeting of the Fiscal and Economic work group, reported that the biggest and most complicated concern for that group is the Town's unfunded

liabilities which have the potential to have a large impact on the Town's financial future. Because of the complicated nature of this and other issues before the Fiscal and Economic group, the group is still interested in the possibility of retaining a consultant for guidance.

Marian Neutra brought attention to an issue the three work groups have not addressed in the work done so far, namely the planning for housing outside of the Town Center. Ms. Neutra cited an economic analysis of at-risk properties done by the Town of Lincoln that compared the costs and benefits of various development or conservation options. Such an analysis could provide data to guide development of certain properties in Sherborn, identifying land use options that are financially beneficial rather than financially draining through their maintenance or tax costs. Eric Johnson was in support of the idea of such an analysis but pointed out that it is very important to consider issues such as the market and the demographics of the Town as he is wary of Sherborn becoming another "cookie-cutter" suburb. Grace Shepard echoed that concern and identified Sherborn as a "boutique" town and acknowledged that this issue must be a careful balance between the preservation of that atmosphere desired by the residents and the potential financial gains to be made. The issue of housing for the Town outside of the Town Center will be considered more carefully by each group going forward with the General Plan update.

2016 ANNUAL TOWN MEETING

The Planning Board has decided not to pursue a Town lighting ordinance as a warrant article for the 2016 Annual Town Meeting and, as of tonight, will not be sponsoring any warrant articles.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

The Fields at Sherborn – Some members of the Planning Board attended the November 2, 2015 Zoning Board of Appeals hearing on the matter of the Fields at Sherborn. The next installment of the ongoing hearing for the 40B project will take place on November 23, 2015 at 8:00 p.m.

Woodland-Goulding Street West Intersection – The updated cost estimate of the Woodland and Goulding Street West intersection reconfiguration project was expected to be available for review two weeks from Monday, October 26, 2015. As of tonight's meeting, that cost estimate has not been received.

MINUTES

The minutes of September 30, 2015 were unanimously approved as amended.

The minutes of October 14, 2015 were approved as amended. John Higley and Eric Johnson abstained from voting as they were not in attendance at that meeting.

The meeting adjourned at 9:21 p.m.

Respectfully submitted,

Samantha Shepherd