

# PLANNING BOARD



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES October 14, 2015

**Members Present:** Chris Tullmann, Marian Neutra, Joseph Henry Putnam, Associate Grace Shepard, and Town Planner Gino Carlucci

**Members Absent:** John Higley, Eric Johnson

**Others Present:** Brian McSweeney, Stephen Geremia, Brendan Daly, Peggy Novak, Chad Thompson

Chris Tullmann called the meeting to order at 7:13 p.m. in the Sherborn Town Hall, room 204A.

### **117 MILL STREET – SCENIC ROAD HEARING**

The Scenic Road Act hearing for 117 Mill Street was opened on September 30, 2015. This hearing involves two parts: one to address an application to create a 20-foot wide opening in a stone wall at the site and one to address an application to remove several trees directly in front of the proposed opening and one large tree that the Director of CM&D cites as negatively impacting sight lines and sight distance for the driveway of the proposed opening. John Higley and Eric Johnson were not in attendance at this meeting but were present for the opening of the hearing on Sept. 30, while Joseph Putnam was present for tonight's meeting but was not in attendance for the opening of the hearing. Therefore, a quorum issue exists and action cannot be taken at tonight's hearing. The hearing is continued to the next meeting of the Planning Board on October 28, 2015 at 7:00 p.m. Marian Neutra also asked that, as the applicant is not present, Gino Carlucci reach out to Richard Robinson and request that he provide more detailed visual representations of the site to help in the Board's decision making.

Mr. Tullmann provided interested members of the public in attendance with a brief overview of the purpose of the hearing and the specifics of the hearing for 117 Mill Street. Peggy Novak made the point that the postings on the trees in question should be updated to reflect the continuation of the hearing to a later date, and it was requested by Stephen Geremia that these postings now contain both the time of the hearing as well as the location.

## **52 GREENWOOD STREET – SCENIC ROAD HEARING**

This is a continuation of the Scenic Road Act hearing opened on September 30, 2015, in which the applicant and resident of 52 Greenwood Street is seeking approval to remove six trees on his property. The applicant explained that the reason for the proposed tree removal is to construct a retaining wall on the property to prevent erosion.

Marian Neutra offered her opinion that Greenwood Street is a scenic, tree-lined road that would be negatively affected by the removal of these six trees. In her view, all but one of the trees – noted as tree number six on sketches provided to the Board on September 30, 2015 – are healthy and she is opposed to their removal. The applicant and property owner, Chad Thompson, expressed his opposition to Mrs. Neutra's assessment, stating that he feels the trees are unhealthy and lean across the road, and he relayed accounts of the trees' frequent loss of limbs during storms. Joseph Putnam asked if the applicant had considered other erosion methods, such as erosion mesh. Mr. Thompson responded that other methods had been considered but, in his opinion, a stone wall would enhance the aesthetics of the property. Mr. Thompson remarked that the installation of such a wall could not be done without damaging tree roots and, therefore, the trees must be removed. The Tree Warden stated that there is one unhealthy tree and that the other five, though leaning, are healthy. Additionally, he echoed that significant damage would be done to the tree roots should a retaining wall be properly constructed behind the trees, on the applicant's property. Grace Shepard inquired as to mitigation efforts that could be made on the part of the landowner with input from the Tree Warden, such as the replacement of trees of a sufficient size and number elsewhere, should these trees be removed. This will be discussed further with the production of more information about the trees, the lot lines, and the proposed wall construction details.

The Board agreed that the removal of the unhealthy tree should be left to the discretion of the Tree Warden. Further information from the applicant is requested to inform the Board of the need to remove or preserve the remaining five trees under consideration. The applicant reported that he is in no rush, so it would be his preference to close this hearing rather than continue it. He will return to the Board with the information requested at a future date. The Scenic Road Act hearing for 52 Greenwood Street is closed, with permission to cut tree number six for safety reasons.

## **WOODLAND-GOULDING STREET WEST INTERSECTION**

Chris Tullmann reported that there was a meeting of representatives from the Planning Board, Traffic Safety Committee, Police, CM&D, and Verizon to explore alternative configurations of the intersection and associated utility lines and poles to preserve trees. Information regarding the change in the recalculated cost associated with alternative configurations is not yet available. Pending the receipt of that information, this hearing is continued to October 28, 2015 at 7:30 p.m.

## **GENERAL PLAN UPDATE WORK GROUPS**

Marian Neutra, speaking as a representative of the Land Use work group, discussed her group's general support for the organization of the draft outline presented and discussed at the Planning Board meeting on September 30, 2015. The next stages for the Land Use work group will be to focus on adding implementation plans and detailing specific sections of the outline that are

directly related to their group, such as the protection of water supply and the protection of open space.

Grace Shepard remarked on the state of the Built Environment work group, noting that participation, organization, and progress have been lacking. The goal of the work group is now to encourage involvement in group meetings and to elect a Chairperson to get the General Plan update functions back on track. Mr. Putnam expressed his interest to be involved with this work group and Mrs. Neutra would like to contribute as an ad-hoc member as well.

Marian reminded the Board that as the work groups get further along in the updating process, it can be very valuable to reach out to other individuals, boards, and committees in Town who could offer informed perspectives. For example, as the topic of energy is explored, the Energy Committee should be contacted for insights.

**2016 ANNUAL TOWN MEETING** (*Reference Document #1*)

The Board has previously discussed submitting a Town lighting plan as a warrant article for the 2016 Annual Town Meeting. Gino reports that he has been working on creating a draft and simplified version of the International Dark Skies Model as a potential model on which to base a lighting plan for Sherborn. Other lighting plans, such as that of the Town of Lincoln, have been considered. An extensive discussion on the merits of creating a simplified and easily-understood lighting plan was had. Additionally, the Board discussed the benefits of promoting a succinct plan when it comes to its success in passing in a Town Meeting vote.

**OTHER BUSINESS THAT MAY COME BEFORE THE BOARD**

**Abbey Road** - Mr. Carlucci informed the Board that he has been contacted by Mr. Robert Murchison regarding minor modifications to the plans of the Abbey Road development that would allow for the preservation of several trees on the site. Mr. Murchison will come before the Board to present these modifications at a meeting in the near future. Mr. Carlucci feels, at this point, that the modifications could all be considered minor and would not require the opening of another public hearing.

**ADESA** – Mr. Carlucci was contacted by the solar developer currently working with ADESA to create a plan for the installation of solar canopies above the car parking lots on the company’s land in Sherborn. The developer was seeking information on the permitting requirements for such a project. Gino advised that, because the site plan has a special permit that does not currently include solar canopies, an amendment to the site plan’s special permit would be necessary. Additionally, the developer is exploring the possibility of installing solar panels on the former General Motors land abutting the ADESA site. The electricity generated by the solar canopies on the ADESA lots would be used by ADESA while any electricity generated by the solar panels on the General Motors land would be for sale, potentially to the Town of Sherborn.

**The Fields At Sherborn** – Marian Neutra gave an overview of the happenings of the most recent Board of Selectmen meeting related to the proposed 40B project known as The Fields at Sherborn. She reports that the Board of Health has expressed interest in hiring an independent hydrologist, separate from the Town-hired peer review firm, as the scope of that firm’s review is limited to the plans provided by the developer and the Board of Health would like additional data. The Board of Health appealed to the Board of Selectmen to assist in securing funding for this. Mrs. Neutra reports mixed support from the Selectmen.

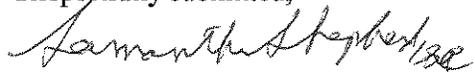
**Building Inspector** – Mr. Carlucci reported that the Town Building Inspector has given notice and his last day working for Sherborn will be November 30, 2015.

**MINUTES**

The minutes of August 26, 2015 were unanimously approved as amended.  
The minutes of September 9, 2015 were unanimously approved as amended.

The meeting adjourned at 9:48 p.m.

Respectfully submitted,



Samantha Shepherd

**DOCUMENTS REFERENCED DURING THIS MEETING**

1. Lighting Zoning Bylaws for the towns of Lexington, Weston, and Dennis, Massachusetts