

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES September 30, 2015

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

Members Absent: Joseph Putnam

Others Present: Richard Robinson, Brian McSweeney, William Leland, Peggy Novak, Chad Thompson,

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

117 MILL STREET – SCENIC ROAD HEARING

John Higley opened the Scenic Road Act hearing for 117 Mill Street, which will consist of two parts: one to consider the application to create a 20-foot wide opening in a stone wall on a scenic road, and another, a joint hearing with the Tree Warden, to discuss the proposal for removing trees that may be in the path or in the sight line of the new opening.

The applicant, Richard Robinson, was present at tonight's meeting to share his reasons for seeking approval for a new 20-foot wide opening in the stone wall of his property. He explained to the Board that his property is a vegetable and Christmas tree farm with a complex and established crop rotation system and that the current layout does not allow him adequate access to a portion of his property. This new opening in the stone wall will allow for private, infrequent use by agricultural vehicles. Mr. Robinson wished to make clear that he was not seeking the removal of a large maple tree near the proposed stone wall opening and that this proposed removal was instead at the suggestion of the CM&D Director who feels the tree creates issues with sight distance for safely exiting the property. Several smaller trees would need to be removed directly in front of where the proposed opening would be positioned.

William Leland expressed his opposition to the proposed cut in the stone wall, citing that an opening already exists in the stone wall which is, in his opinion, fully functional and that another opening would negatively affect the visual quality of the site. Peggy Novak pointed out that the

trees in question at the site were not posted seven days prior to tonight's hearing, as is required, and that, therefore, the hearing for the consideration of tree removal cannot be held tonight. No further discussion about the tree portion of this hearing will take place tonight and the issue will be continued until a time when the trees have been adequately posted.

Further discussion was had about the stone wall portion of the hearing. Marian Neutra inquired as to the future use of the stones that are removed should the opening in the wall be approved. Mr. Robinson expressed his intent to use some of the stones to make repairs to nearby sections of the wall as well as to create features at the newly-made endpoints in the wall. Any additional stones will remain on the property. Grace Shepard summarized this issue as a conflict between the Town's strong support of the preservation of historical stone walls on scenic roads and its strong support of agriculture. Mr. Higley agrees with this view, but is slightly more in favor of supporting agricultural efforts in this case, as is Mrs. Neutra. After more discussion, Mr. Higley moved to continue the hearing to the next meeting on October 14, 2015 at 7:00 p.m and the motion was unanimously supported.

52 GREENWOOD STREET – SCENIC ROAD HEARING

John Higley opened the scenic road hearing for 52 Greenwood Street. Chad Thompson, the applicant and the owner of the property, was present at tonight's hearing. Abutters were notified about the hearing; however, the trees were not posted seven days prior to tonight's hearing. Tree Warden Brian McSweeney will see that the trees are adequately posted, and the hearing on this issue is continued to the next meeting on October 14, 2015 at 7:30 p.m.

WOODLAND-GOULDING STREET WEST INTERSECTION

Mr. Higley opened the hearing, which is to be a joint hearing with the Tree Warden, to consider a proposal by the CM&D Director to remove five trees during the reconstruction of the intersection. Notice was not sent to abutters in sufficient time prior to the hearing. The hearing is therefore continued to October 14, 2015 at 7:50 p.m.

59 ELIOT STREET APPROVAL NOT REQUIRED

The Planning Board was given the opportunity to view the plan of 59 Eliot Street and ask questions of the applicant. The Board certified that the plan modification, which is comprised of the reconfiguration of a lot line between lots, is not a subdivision. The plans were signed by members of the Planning Board.

GENERAL PLAN UPDATE WORK GROUPS

John Higley, Marian Neutra, and Grace Shepard, along with Matt Neutra of the Built Environment Working Group, met to discuss the organization of the General Plan and a draft outline was produced. The Land Use work group will meet next on Monday, October 5, 2015, with the purpose of the meeting being to generate more suggested "actions" to their current outline of "recommendations" and "strategies". The Fiscal and Economic work group will distribute the work they have done so far to the two other work groups. The Built Environment work group does not have a date set for their next meeting but Mr. Higley will email members of the group to arrange a date. Gino Carlucci will electronically send the draft outline of the layout of the General Plan to members of the Fiscal and Economic work group. Representatives of the

Land Use and Fiscal and Economic work groups will meet to compare goals and assess fiscal realities.

2016 ANNUAL TOWN MEETING

In relation to the previously-discussed possibility of submitting a lighting plan as a warrant article at the 2016 Annual Town Meeting, Eric Johnson expressed his concern with the possibility of pushback or opposition from both the Advisory Committee and the public that may come with presenting a plan with too much technical or specific regulation. Grace Shepard stated that an issue such as this requires a strong public campaign to build support and an understanding of the intent. For the next meeting, Mr. Carlucci will attempt to create a more simplified and less intimidating lighting plan document to be reviewed by the Board. Additionally, he will investigate other towns' lighting plans for comparison. Mr. Higley stated that it is worth attempting to get this issue on the warrant for the 2016 Meeting, but stressed that a strong campaign would be necessary.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Gino informed the Board that Town Counsel Barbara St. Andre will be addressing the Board of Selectmen at their meeting on October 19, 2015 at 7:00 p.m. on the topic of 40B projects. The Selectmen will also be discussing the Fields at Sherborn as an agenda item at that meeting.

Mr. Carlucci will send the Board, via email, a letter by Attorney Dan Hill, representing concerned citizens and abutters to the proposed Fields at Sherborn 40B project, and the recent legal decision on a similar matter in the Town of Stow.

Mr. Carlucci, as of tonight's meeting, has not been informed of any action on the matter of ADESA's plans to install solar canopies above parking lots on the company's land in Sherborn.

Mr. Carlucci reports that a registered marijuana dispensary has been exploring options for locations in Sherborn. One option, the former day spa, would not be compliant with the Town Bylaw that requires dispensaries to be more than 500 feet from schools and playgrounds.

Chris Tullmann reports that the Sherborn Forest and Trails Association will be meeting with the Selectmen to discuss trail signage as well as the revival of the Open Space Committee.

MINUTES

The minutes of August 12, 2015 were approved as amended.

The meeting adjourned at 9:48 p.m.

Respectfully submitted,


Samantha Shepherd

DOCUMENTS REFERENCED DURING THE MEETING

1. The Application for Scenic Road Act Hearing for 117 Mill Street, submitted on August 20, 2015 by Richard Robinson
2. The Application for Scenic Road Act Hearing for 52 Greenwood Street, submitted on August 6, 2015 by Chad Thompson
3. Supplemental information submitted by Chad Thompson of 52 Greenwood Street, including tree measurements and plot plan
4. The Application for Scenic Road Act Hearing for tree removal at the Woodland-Goulding Street West intersection, submitted on September 14, 2015 by Ed Wagner
5. Supplemental information submitted by Ed Wagner of the intersection of Woodland and Goulding Streets.
6. A section of the International Dark Skies Model, including edits made by Gino Carlucci and Marian Neutra
7. The General Plan 2016 Draft Outline, drafted on September 30, 2015