
TOWN OF SHERBORN

GENERAL PLAN

Prepared by the

SHERBORN PLANNING BOARD

and approved on

October 3, 2001

SHERBORN

GENERAL PLAN



SHERBORN PLANNING BOARD

Art Schnure, Chairman

Nancy Joyce, Vice Chairman

Rodger Brown

Tom Urmston, Associate Member

Anne Bliss

Alan Rubenstein

Gino Carlucci, Town Planner

October 2001

TABLE OF CONTENTS

| | |
|---|----|
| Preface | i |
| Goals and Policies Statement | 1 |
| Land Use | 10 |
| Town Center | 27 |
| Housing | 33 |
| Circulation | 37 |
| Public Facilities and Services | 42 |
| Economic Development | 46 |
| Open Space, Recreation, Natural and Cultural Resources | 51 |
| Implementation | 65 |
| Appendix | 68 |
| Profile of Existing Conditions and Trends | |
| Buildout Analysis | |
| Results of Residents' Survey | |
| Chapter 61, 61A and 61B Regulations | |
| Open Space Parcels | |

TABLES

| | |
|---|----|
| Table 1 Sherborn Land Use Types in Acres | 12 |
| Table 2 The Four Major Zoning Districts of Sherborn | 14 |
| Table 3 Employment and Wages in Sherborn, 1985-1999 | 47 |
| Table 4 Labor force, Employment and Unemployment in Sherborn, 1983-1999 | 48 |
| Table 5 Protected Open Space Properties | 53 |
| Table 6 Chapter 61, 61A and 61B Properties | 56 |

FIGURES

| | |
|--|----|
| Figure 1 Zoning Map | 11 |
| Figure 2 Surficial Geology | 16 |
| Figure 3 Scenic-Historic Resources | 17 |
| Figure 4 Wildlife Corridors | 18 |
| Figure 5 Aquifers | 21 |
| Figure 6 Town Center Zoning. | 29 |
| Figure 7 Infrastructure and Development Proposals in Town Center . | 32 |
| Figure 8 Street Map | 38 |
| Figure 9 Open Space and Development Constraints. | 54 |
| Figure 10 Wetlands, Floodplains and Riparian Areas. | 59 |
| Figure 11 Bay Circuit Trail | 62 |

PREFACE

The Planning Board is very pleased to present this General Plan to the residents of Sherborn. We believe that this document will provide the guidance needed to help preserve Sherborn's unique character while encouraging small changes designed to improve the quality of life for all Sherborn residents.

The production of this General Plan has truly been a community effort with widespread participation over a number of years. The effort to complete a master plan began in 1995 with the gathering of preliminary data and consideration of alternative methods of preparing the plan. A draft set of goals and objectives was prepared by the Planning Board and the existing public facilities were evaluated. The first major step was the completion of a Residents' Survey in 1998. This survey was sent to a random sample of Sherborn residents who were asked a variety of questions about the quality of life in Sherborn and their views on a number of alternative policy options. A copy of the survey results is included in the Appendix.

The second major step was the completion of work by three subcommittees appointed by the Planning Board to address the elements that would be covered in the General Plan. The three subcommittees, the elements they covered and a list of the members are listed below:

Land Use -- Land Use, Open Space and Recreation, Natural and Cultural Resources

| | |
|-------------------|-------------------|
| Daryl Beardsley | Dick Savery |
| Alex Dowse | Susie Scherr |
| Barbara Kantorski | Art Schnure |
| Michael Lesser | Linda Smith |
| Catherine Rocchio | Susie Wheelwright |
| Pat Rockwell | Rob Wolff |
| Lanny Rubin | |

Built Environment – Town Center, Housing, Circulation

| | |
|-------------------|----------------|
| Joel Blanton | Judy Hibbs |
| Anne Bliss | Dick Husselbee |
| Frank Davidson | Nancy Joyce |
| Bob Delaney | Patty Petrou |
| Cary Everett | Grace Shepard |
| Sarah Faldetta | Kitty Sturgis |
| Sheila Gelsthorpe | |

Fiscal and Economic – Economic Development, Public Facilities and Services

| | |
|------------------|--------------|
| Chuck Fischer | Fran Hawk |
| Kent Fitzpatrick | Bob Kaynor |
| Al Foster | Steve Smith |
| Sean Garrett | David Sortor |

Each subcommittee submitted a report in which they identified the major issues associated with the elements they addressed, made suggestions for areas needing further research and put forward preliminary recommendations. Their work was accomplished through a series of meetings in late 1998 and all the reports were submitted by early 1999.

The Planning Board then had the ball in its court. With the assistance of a consultant, the Planning Board reviewed the documents submitted by the three subcommittees and conducted additional research regarding demographic, economic and environmental conditions and trends. A public forum was held in the Community Center in March, 2000 to get additional public input on goals and objectives, issues, and a vision of the future.

The Board then began putting together the General Plan itself. In addition to discussing the Plan at its regular evening meetings, the Planning Board held numerous meetings on Saturday and Sunday mornings to draft the Plan. A second public forum was held in November, 2000 to present a draft document and solicit additional input.

In March, 2000, a Goals and Policies Statement was produced by the Planning Board and distributed to other Town Boards, Commissions and Departments for comment. It was also presented to the 2001 Annual Town Meeting in April where it was approved. With the Goals and Policies Statement approved, the Planning Board then continued to work to refine the elements of the General Plan and to prepare an Implementation Plan. The final document was completed in summer, 2001, and the Planning Board voted to approve the completed General Plan on October 3, 2001.

The Planning Board would like to take this opportunity to express gratitude to all the members of the public, Town employees, and members of Boards, Commissions and Committees who provided input and comments on this General Plan. We would especially like to thank the former members of the Planning Board who participated in the early stages of development of this Plan. They include Gary McBournie, Warren Wheelwright, John Farrington, Rick Novak, Bob Kaynor, Mike Giaimo, and Chuck Fischer. We also wish to thank our consultants, Planners Collaborative, Inc. (who assisted in administering the Residents' Survey) and Thomas Planning Services, Inc. (which provided substantial assistance in drafting the main document).

Finally, we hope that this Plan proves to be a valuable document in guiding future development in Sherborn. The main focus of this document is the preservation of the many characteristics of Sherborn that make it such a pleasant place to live, while enhancing the quality of life by addressing those issues that need attention.

Sincerely,

The Sherborn Planning Board

Art Schnure, Chairman

Nancy Joyce, Vice Chairman

Anne Bliss

Alan Rubenstein

Rodger Brown

Tom Urmston, Associate Member

GOALS AND POLICIES STATEMENT

Introduction

Sherborn is in a unique position in the Metrowest area of Boston, Massachusetts. It is a town with many resources at its disposal. It has well thought out zoning by-laws, plentiful open space, natural ponds and rivers, wetlands, tree-lined country roads, well sited low density housing, a rich architectural heritage, one of the top school systems in the area, and well educated individuals with a variety of talents and skills. By identifying and building on these strengths, the General Plan strives for a high level of achievement within realistic parameters that takes into account existing resources, additional investment of time and money, and long-term benefits.

By crafting a General Plan that preserves its rural heritage while striving for more inclusiveness Sherborn is setting the tone for the community of the future. By incorporating sustainability goals into public and private lives, all residents can contribute to ensuring a healthy environment for generations to come. The General Plan supports those things that make the Town strong and attempts to identify, preserve and build upon those resources.

Overall Guiding Principles

Sherborn has a long history of cherishing and protecting its natural resources, rural character and village atmosphere. The 1958 Master Plan, the 1975 draft Master Plan, the 1989 Open Space and Recreation Plan and the 1996 Open Space and Recreation Plan all stress the goals of preserving Sherborn's rural character and natural resources. It is clear from this 40-year history of documents addressing the future of Sherborn that these features are highly prized and that protecting them is of the utmost importance for its residents. Therefore, the paramount guiding principle listed below is **to maintain the Town's rural heritage**. By rural heritage we are referring to our agricultural past and present, the pastoral viewsapes, tree lined streets, natural water bodies, woods and open space. These have been passed down to us by generations that came before us and it is now our responsibility to serve as their guardians.

Of course, there are other important issues and needs that must be addressed. However, to the extent practicable, it is intended that the other guiding principles support, or at least not conflict with, this overarching goal of preserving the Town's character.

The guiding principles are as follows:

- **Maintain the town's rural heritage**
- Maintain excellence in our public schools
- Retain the Town Center's small village character while improving its appearance and access
- Preserve 1, 2, 3 acre zoning with present districts
- Maintain the Town's predominantly residential character
- Use existing bylaw provisions to keep local businesses healthy and allow growth in the business districts.

- Initiate more affordable and elderly housing
- Support agriculture within Sherborn
- Plan for recreation and access to open space
- Encourage construction and use of additional trails, bike paths and sidewalks
- Protect the Town's natural resources
- Encourage and support historic preservation

Present and Projected Future Population

According to the Sherborn 2000 Town Census, the population of Sherborn is 4472 (The 2000 U.S. Census, using slightly different methodology, indicates 4200 residents). The number of households is approximately 1450. An in-house buildout analysis estimates that there is potential for an additional 1262 building lots. At the current average of just under 3 persons per household, the total estimated population at buildout under **current** zoning is about 8000 persons (A buildout analysis prepared by the Metropolitan Area Planning Council indicates a potential for 1629 additional lots and 4542 additional persons, which would increase the estimated population at buildout to close to 9000 persons).

It should be emphasized that this figure is **not** a projection or forecast of future population. Rather, it is simply a theoretical maximum based on certain assumptions, including that no changes are made in existing bylaws, regulations or policies, and that all undeveloped land is subdivided into the maximum number of lots allowed by current zoning. The Metropolitan Area Planning Council (MAPC) has made a forecast that projects Sherborn's population by 2020 to be 4642 (and 4756 by 2025).

Additional information about Sherborn's current demographic status as well as an explanation of the buildout methodology is contained in the Profile and Buildout section in the Appendix of this report. Probably the key statistic from the demographic data is the projection that the 65 and older segment of the population is projected to grow substantially.

Identification of Major Issues and Policy Recommendations

This section identifies the major policy issues and recommendations for action. The issues include water supply, agriculture, open space, recreation, zoning, housing, municipal facilities, historic preservation, Town Center and transportation. Each of these is addressed below.

Water Supply

Background—Sherborn has no public water supply. It relies entirely on private wells to supply water to all residences, businesses and municipal facilities. While there have been occasional problems with quality and/or quantity, these have been addressed on an individual well basis and the overall system has provided good quality and quantities of water to the town in general.

A 1989 water resources investigation by Lycott Environmental Research ("Lycott study") concluded that there are a few areas in Town that might provide sufficient quantities of water for local small-scale municipal water supplies but not for a large Town-wide system. The most

significant areas identified were stratified drift aquifers located north and south of Farm Pond. Another aquifer capable of moderate yields is that associated with Dopping Brook in western Sherborn and eastern Holliston. Protecting the availability and quality of the water supply is one of the prime objectives of this General Plan.

Recommendations – While the Lycott study has concluded that a full-scale public water supply is not feasible, it would be prudent for Sherborn to take additional steps to protect its aquifers in order to ensure that the option of providing a limited public water supply remains open in the future. A limited system may become necessary if large numbers of people suffer water quality or quantity problems in the future that cannot be addressed on an individual basis. However, since even a limited public water supply faces difficult regulatory obstacles and would impose a fiscal burden on the Town, the first priority should be to take the necessary steps to help avoid such water quality or quantity problems. Therefore, the major recommendations addressing the water supply issue are:

- 1. Support educational efforts to minimize private behavior that may imperil the water supply.**
- 2. Review the groundwater protection bylaw and strengthen as necessary.**
- 3. Strictly protect identified aquifers through regulation and acquisition**

Agriculture

Background -- Agriculture is Sherborn's rural heritage. Development pressures are threatening agricultural land throughout the region.

Recommendations – In addition to being part of Sherborn's heritage, agriculture enhances the quality of life by providing scenic vistas and a source of fresh, locally grown agricultural products. It is important that policies be adopted that help retain agricultural uses in Sherborn. The major recommendations regarding agriculture are:

- 1. The Town should look favorably upon exercising its right of first refusal on any Chapter 61A lands that become available (See the Appendix for an explanation of the Chapter 61, 61A and 61B programs).**
- 2. Consider and evaluate the following policies to encourage the retention of agriculture:**
 - a. Purchase the development rights of agriculture land in order that owners may receive market value (minus agricultural rights) for the property while enabling them to continue to farm it.**
 - b. Create a new "Agriculture" zoning district in which only Open Space Subdivisions are allowed so that owners retain development rights but at least a significant portion of the land is retained for agriculture or other open space use.**
 - c. Provide for transfer of development rights so that owners may sell development rights for use elsewhere in Town while preserving agricultural use on their property (A variation may be to allow such transfer only for elderly and/or affordable housing)**
 - d. Locally fund development restrictions on agricultural land for a fixed period of time.**

Open Space

Background -- Sherborn has open space jewels: Farm Pond, Rocky Narrows, Peters Hill, Leland Reservation, Barber Reservation, Town Forest and others. Open space contributes to Sherborn's rural character, provides habitat for wildlife, and serves as a significant recreation resource. The Land Acquisition Committee is a significant tool to continue to add to these jewels (in addition to securing land for municipal and elderly/affordable housing needs).

Recommendations – Open space is the key element of Sherborn's character. Many pieces are in place for an integrated, functional open space system. However, the system is not yet complete. Therefore, the open space recommendations are:

- 1. The Land Acquisition Committee should continue its efforts to evaluate the remaining large parcels in terms of the following priorities for acquisitions:**
 - a. Parcels critical to preserving aquifers and recharge areas.**
 - b. Parcels that provide links between existing open space parcels that will preserve migratory paths for wildlife as well as provide trail links for walkers, bicyclists, cross-country skiers and equestrians (hub-spoke-wheel concept)**
 - c. Parcels needed for other municipal needs and elderly/affordable housing**
- 2. Adopt the recently passed Community Preservation Act to help fund these purposes (A discussion of the Community Preservation Act is found later in this section).**

Recreation

Background -- Recreation field usage is up and will continue to grow substantially. Opportunities to add to the inventory are scarce. Despite the addition of Fessenden Field, the demand for field space is not satisfied.

Recommendations – In addition to children, there is a demand for recreation services and facilities among all age groups and the demand is growing. The major recommendations related to recreation are:

- 1. The Land Acquisition Committee should acquire more land for ball fields. Preferred locations for recreation fields:**
 - Close to Town Center**
 - Near existing facilities**
 - On main roads**
 - On flat land**
- 2. Adopt and use the Community Preservation Act to fund recreation improvements**
- 3. Investigate sharing of Medfield State Hospital facility with Medfield and/or Dover for both outdoor and indoor recreation facilities**
- 4. Be creative in finding recreation land. For example, where appropriate, use existing Town Forest or conservation land suitable for recreation (e.g. adjacent to Laurel Field and Ward Parks Pond) for that purpose, while**

replacing the conservation land with land elsewhere that is not suitable for recreation (e.g. Darcy Wilson property).

Zoning

Background – The current zoning in Sherborn has been in place in more or less its present form since 1954. The present 1, 2, and 3-acre minimum area zoning districts are generally linked to soil conditions and aquifer protection. The major four residential zones consist of one each of Residence A (1-acre) and Residence B (2-acre), and two Residence C (3-acre) districts. They are as follows:

1. **Main Street/Town Center Zone** – This is the highest density district (Residence A) in Sherborn, with a 1-acre minimum lot size for single-family residences. In addition, the Town Center business districts and the former Sunshine Dairy business districts as well as the Residence EA district (site of Woodhaven multifamily housing for the elderly and the Leland Farms affordable housing development) are also located within the outer boundaries of this district.
2. **Western Meadow & Forest Glacial Till Zone** – This Residence B (2-acre minimum lot size) district encompasses the western side of Town. The soils here are primarily glacial till and require substantial area to locate both a private well and septic system to develop a house lot. The Dopping Brook aquifer is also within this district, and portions of it fall within the Massachusetts Department of Environmental Protection (DEP) approved Zone II water supply protection areas for two municipal wells just over the Town line in Holliston.
3. **Charles River Southern Glacial Till Zone** – This Residence C (3-acre minimum) district in the southern part of Sherborn is also characterized by soils of glacial till, thus also requiring substantial area to locate both a private well and septic system. A portion of this district also falls within a DEP-approved Zone II for a Medfield municipal well.
4. **Farm Pond Aquifer Zone** – This second Residence C district encompasses the eastern portion of Sherborn. Its most prominent characteristic is the location of Farm Pond, a “great pond” (defined by the state statute as “ponds containing in their natural state more than 10 acres”) in its center. In addition to the areas north and south of Farm Pond having been identified as aquifers that may be needed for a partial municipal water system, a significant portion of the district lies within the DEP-approved Zone II for a Medfield municipal well.

Recommendations – The primary recommendation concerning zoning is that the essence of the current zoning remains intact. Some careful modifications may be necessary to accommodate additional affordable housing and to help preserve open space and agricultural lands. These are addressed more specifically in the sections discussing those topics.

Housing

Background – Approximately 105 new dwellings have been built in last 10 years. This includes the 17 units at Leland Farms. The trend in Sherborn (as elsewhere) is toward larger and more expensive

houses. The average size of houses in Sherborn built through 1970 was in the range of 2600-2700 square feet. This increased to about 3000 square feet in the 1970's, 3400 square feet in the 1980's and about 4400 square feet in the 1990's. This trend tends to reduce socioeconomic diversity.

It should be noted that Chapter 40B of the Massachusetts Laws specifies a goal that 10% of a Town's housing stock be affordable. In Town's where this goal is not met, a special development permit called a "Comprehensive Permit" allows housing projects to be developed at a substantially greater density than otherwise allowed by Zoning if at least 25% of the units in the development are affordable.

The Leland Farms affordable housing condominium development consists of 10 affordable units and 7 market rate units. The Woodhaven elderly housing apartment complex has 24 units, all of which are now classified as affordable by the State. Therefore, it is a major goal of this General Plan to continue to increase the supply of affordable housing.

The 65 and over age group is projected to increase from an estimated 667 in 2000 to 1410 in 2020, an increase of 111%. The 65+ segment of the population will increase from about 15.7% of the total population in 2000 to 30.4% in 2020, according to the MAPC projections. Many of these people are long time residents of the town who have been active in its governance and social life and are valuable members of the community. Meeting the housing needs of this changing demographic will require additional senior housing. Therefore, increasing the supply of elderly housing, both affordable and market rate, is also a major goal of the Town.

Recommendations – The major recommendations regarding housing are as follows:

- 1. Support more diversity through affordable housing.**
- 2. Support both affordable and market rate elderly housing.**
- 3. The preferred locations for affordable and elderly housing are within the Residence A district and within 1 mile of the Town Center or within a business district. Other locations should be jointly considered on a case-by-case basis by the Land Acquisition Committee, Planning Board and Housing Partnership.**
- 4. Encourage use of open space zoning.**
- 5. Encourage shared driveways to reduce the visual impact of new housing.**
- 6. Adopt and use the Community Preservation Act to construct additional affordable housing.**

Municipal Facilities

Background – The biggest municipal needs have been satisfied in recent years as the major elements of an extensive capital improvement program have been completed or are in the design stage. Most of the major roads have been rebuilt over the last several years, Pine Hill School has been expanded and renovated, new Police and Fire Stations have been completed, renovation of the Town Offices is underway, and an expansion/renovation of the regional schools has been approved and is being designed. It is likely, if the buildout population is reached, that a second elementary school will be needed. This should be planned for now. Other possible capital needs may include addition of a

Children's Room to the Library, renovation/expansion of the CMD highway garage facility and consideration of a senior center.

Recommendations – The following are the recommendations related to municipal facilities:

- 1. Continue support of regional school system.**
- 2. Locate and acquire a site on the western part of Town that can serve as a future school site if the need for one materializes. It can be used for recreation activities until that time arrives.**
- 3. Research and support, if necessary, Library expansion for a Children's Room addition.**
- 4. Study needs of CMD**
- 5. Research/encourage development of a Senior Center.**

Historic Preservation

Background -- Sherborn has an extensive inventory of older buildings, cemeteries, vistas and other historic elements that are important aspects of its rural heritage. These include representative examples dating from the settlement of the Town through the 1950's, many of which remain in their original settings. The Historical Commission has catalogued many of these historic elements. Sherborn has established three historic districts, and many individual properties have historic designations.

Many of the Town's successes in other areas are today posing threats to our historic properties. A limited supply of buildable land increases the risk of teardowns of existing, older houses. Sherborn is fortunate to have so much of its past preserved; but the majority of our historic properties are privately owned. With few exceptions, there are no restrictions to ensure their continued preservation. There are virtually no tangible incentives to encourage it.

Recommendations – The Historic Preservation recommendations are as follows:

- 1. Help Historic Commission to preserve significant buildings.**
- 2. Encourage measures to retain Sherborn's historic character.**
- 3. Adopt and use Community Preservation Act to help fund historic preservation efforts.**
- 4. Encourage Town Boards to include preservation of historic features in their evaluation for decision-making.**
- 5. Extend historic designations such as National Register listings on historic assets as appropriate.**

Town Center

Background – Sherborn's business district is an important part of Town life, as it serves as a meeting place and facilitates social interaction. Although the size of the existing district limits the number of businesses that serve the Town's needs, a full array of goods and services is available within a short distance, particularly in Framingham, Natick, Holliston, Medfield, Ashland and Wellesley.

Expansion of the district's boundaries is not warranted. Any expansion will exacerbate the existing road congestion, and will detract from the "village feeling" of the Town Center. Pursuant to planning standards (discussed in more detail in the Town Center section) the size of the existing business district is adequate for a town of Sherborn's size and population.

There are, however, a number of steps that can be taken to improve the appearance and function of the business district. Such improvements are the focus of this Plan.

Recommendations – The following are the recommendations related to the Town Center:

- 1. Improve Town Center appearance. Consider landscape improvements and design guidelines for new development/renovations.**
- 2. Install sidewalks on both sides of N. Main Street.**
- 3. Ensure safer street crossings.**
- 4. Move overhead wires underground.**
- 5. Maintain business zone where presently located.**
- 6. Ensure that businesses continue to furnish parking for their customers.**
- 7. Determine parking needs for Town Center recreation needs on east side of Main Street.**
- 8. Support/encourage linked parking on the west side of North Main Street along the railroad tracks from Powderhouse Lane to 19 North Main Street.**

Transportation

Background – As discussed above, Sherborn has made substantial progress in recent years in improving its roads. The major transportation problems are the issue of North Main Street congestion, the lack of public transportation, the need for alternatives to automobile travel, and the need for additional connections in the trail system. The North Main Street congestion results from the convergence of two state highways through the Town Center. One potential solution that has been proposed is a bypass road that would separate these two state highways. The legal, environmental and financial impediments of such a bypass are daunting since right-of-way would need to be acquired, there would be a need for an additional railroad crossing, there are wetlands crossing issues, and there may be a need to relocate residents.

Recommendations – The transportation recommendations are as follows:

- 1. Keep North Main Street road design on a small village scale.**
- 2. Improve safety and access for pedestrians and bicycles.**
- 3. Ensure safe pedestrian street crossings in order to achieve a pedestrian-friendly Town Center.**
- 4. Preserve character of scenic roads through the preservation of stone walls and trees.**
- 5. Encourage/support public transportation to commuter rail.**
- 6. Provide senior transportation.**
- 7. Support development of the Upper Charles Trail within the CSX railroad right-of-way.**

Economic Development

Background -- Economic development has not been a major priority in Sherborn, and therefore previous studies have not emphasized economic goals and strategies. In towns that are primarily residential, like Sherborn, economic goals are not always seen as important in themselves. In other suburban communities, economic development is often used to reduce the tax rate and provide increased full-time local employment.

Economic goals are crucial, however, in aiding the Town to meet some of its other Goals, and in moving the Town towards its vision. Advancing some of the other Goals may create a fiscal burden that could be alleviated to a degree by some form of economic development.

Recommendations – The following are the major recommendations concerning economic development:

- 1. Support limited expansion within the existing business districts that enhances the visual appearance, village character and pedestrian orientation while generating additional tax revenues for the Town.**
- 2. Adopt policies that improve the economic viability of agriculture, including consideration of appropriate accessory uses.**
- 3. Encourage and support elderly and affordable housing concepts that also generate more property tax revenues than they require in service costs.**
- 4. Prepare an economic development plan.**

Community Preservation Act

The Community Preservation Act authorizes Towns to adopt a property tax surcharge and use the proceeds to acquire open space, acquire/develop recreation facilities, produce affordable housing and undertake historic preservation efforts. The Act provides that a minimum of 10% of the proceeds from such a surcharge be used for each of the following purposes: open space, affordable housing and historic preservation. The balance of 70% can be used for any of the four above-named programs. There are also matching funds available from the state for those municipalities that adopt the Act.

This Act represents a significant tool that will enable the Town to implement many of the goals and policies of the Plan. It is thus highly recommended that Sherborn adopt the Community Preservation Act.

LAND USE

Introduction

The pattern of land use in Sherborn is a major component of the Town's character. The land use pattern also contributes to the conservation of ground water, land values, and to the desirability of the Town as a residential community. Open spaces protect environmentally sensitive land and provide trails, walks, recreation, and attractive restful areas. Current zoning (See Figure 1) assures continuation of the present pattern and preservation of the character of the Town. The overwhelming desire of residents is to maintain this character while accommodating changes such as an increase in affordable and elderly housing within the present land use pattern.

Historic And Current Conditions

Land use in the Town is primarily single-family residence, with older homes along major streets, and newer homes on available frontage or in new subdivisions with relatively large lots. Much of the Town remains as open space, agricultural land, wetlands, forests, and outdoor passive and active recreation. There has been relatively little change in the land use during the last thirty years, except for an increase in residential use affecting nearly six hundred acres with a comparable decrease in open space and forestland. This shift represents about six per cent (6%) of the area of the Town.

Table 1 presents the land uses (in acres) in Sherborn for a variety of land use types for the years 1971, 1985, 1991 and 1999 as well as changes from 1971 to 1999. These figures are derived from the MacConnell Land Use Maps for those years by the Metropolitan Area Planning Council (MAPC) Geographic Information Systems (GIS) Center. It should be noted that the figures are derived from aerial photographs. The figures are not 100% accurate, but they do provide a general overview of both current conditions and trends. An example of a discrepancy in the figures is that they show only 325.06 acres of wetlands. Sherborn has far more wetlands than that, but many of them would be included in the "Forest" category.

The most dramatic changes illustrated by Table 1 include the increase in residential land of 699.92 acres and the decrease in forestland of 413.71 acres between 1971 and 1999. Along with the 146.22-acre decrease in cropland and a 61.56-acre decrease in "open land," most of the land use changes can be accounted for by the increased use of land for residential purposes. Dividing the 1971 acreage in residential use by the 1970 population results in an acreage per capita (per person) figure of .48.

The residential development that occurred between 1971 and 1999 increased the acreage in residential use by 699.92 acres while the population increased by 891 (between 1970 and 2000). Thus, the development that occurred between 1971 and 1999 used .78 acres per capita. This is 63% more land per person used for residential development than had been used in pre-1971 development. Since lot

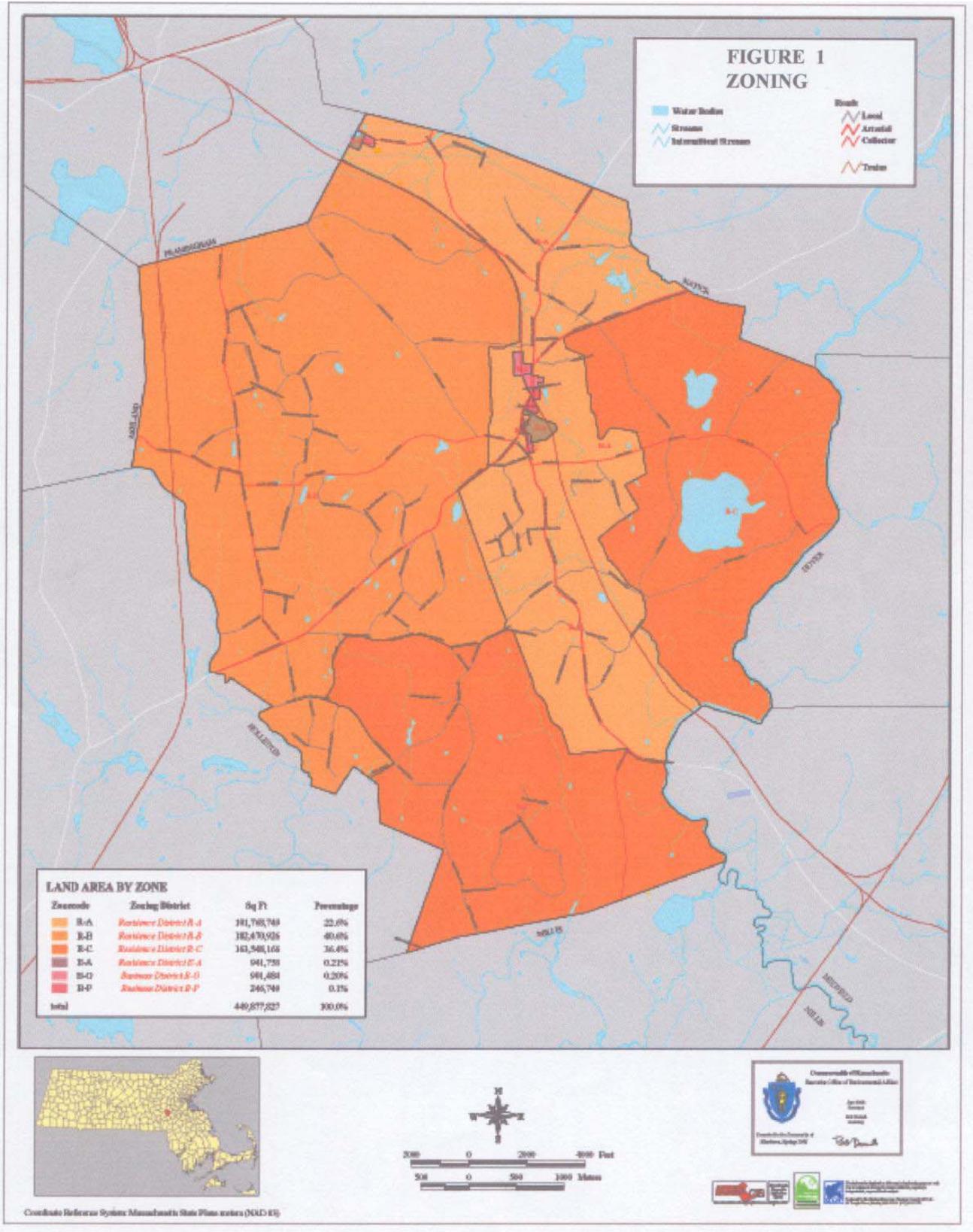


TABLE 1
Sherborn Land Use Types in Acres

| Land Use | 1971 | 1985 | 1991 | 1999 | Acreage Change, 1971-1999 | Percentage Change, 1971-1999 |
|----------------------------|----------|----------|----------|----------|------------------------------|---------------------------------|
| Cropland | 985.92 | 908.41 | 896.24 | 839.70 | -146.22 | -14.83% |
| Pasture | 314.13 | 314.91 | 326.23 | 225.13 | -89.00 | -28.33% |
| Forest | 6299.26 | 5959.44 | 5870.77 | 5885.55 | -413.71 | -6.57% |
| Wetland | 321.71 | 316.36 | 316.36 | 325.06 | 3.35 | 1.04% |
| Mining | 10.62 | 7.03 | 0.00 | 0.00 | -10.62 | -100.00% |
| Open Land | 414.18 | 364.90 | 348.81 | 352.62 | -61.56 | -14.86% |
| Participation Recreation | 10.87 | 10.87 | 10.87 | 38.92 | 28.05 | 258.05% |
| Spectator Recreation | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NA |
| Water-Based Recreation | 4.56 | 4.56 | 4.56 | 4.56 | 0.00 | 0.00% |
| Multi-Family Residential | 0.00 | 4.65 | 4.65 | 4.35 | 4.35 | NA |
| Residential < 1/4 acre | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | NA |
| Residential 1/4 - 1/2 acre | 0.00 | 0.00 | 0.00 | 24.60 | 24.60 | NA |
| Residential > 1/2 acre | 1592.11 | 2100.86 | 2170.26 | 2263.08 | 670.97 | 42.14% |
| Commercial | 7.42 | 14.40 | 14.40 | 14.96 | 7.54 | 101.02% |
| Industrial | 14.39 | 14.39 | 14.39 | 20.38 | 5.99 | 41.63% |
| Urban Open | 95.96 | 32.15 | 55.84 | 43.22 | -52.74 | -52.74% |
| Transportation | 11.16 | 11.16 | 11.16 | 11.16 | 0.00 | 0.00% |
| Waste Disposal | 0.00 | 4.94 | 4.94 | 1.23 | 1.23 | NA |
| Water | 185.20 | 185.20 | 185.20 | 186.26 | 1.06 | 0.060% |
| Woody Perennial | 60.23 | 73.50 | 93.03 | 86.90 | 26.67 | 44.28% |
| TOTALS | 10327.72 | 10327.73 | 10327.71 | 10327.70 | | |

Source: These categories and figures are from the MacConnell Land Use Maps obtained from the Metropolitan Area Planning Council GIS Center.

lines are not evident on aerial photography, the accuracy of the MacConnell maps for determining residential land uses for large lot sizes is less than it would be for higher density development. Nevertheless, since much of the newer development has occurred in the 2- and 3-acre zones, this is a reasonable outcome and is similar to trends in other towns. When the pre-1971 and 1971-1999 development is taken as a whole, the acreage per capita figure is .55. Table 1 also indicates that the amount of land used for commercial uses increased from 7.42 to 14.96 acres between 1971 and 1999.

Zoning Districts

The town's unique character derives, in large part, from its one, two, and three acre zoning. The zoning was established to be consistent with the safe and effective construction and maintenance of septic systems. Sherborn is one of the few towns within Route I-495 that has no public water supply and no wastewater treatment system. With a few minor exceptions all residences and businesses have their own private water well and septic system.

The most prominent desire of the residents of the Town of Sherborn is and has been to maintain rural character. The town's residents have also forcefully expressed their desire to maintain the present water supply of individual private wells. Private wells, if properly protected, will continue to provide a high quality, locally controlled source of water to Sherborn. Since the continued viability of local private wells cannot be guaranteed over the long term, the town residents wish to protect the town's several modest aquifers as a potential Sherborn public water supply, thereby preserving the high quality and local control. These aquifers can serve as a backup if the private well system becomes untenable throughout the town or in portions of the town. The town recognizes its zoning heritage deriving from the town's reliance on septic system design, but sees the need to modify the regulation logic to include the environmental zoning needed to protect its local water supplies.

It is difficult to quantify negative effects on aquifers. It is even harder if not functionally impossible to predict how bedrock water supply is affected. Nonetheless, it is generally agreed that more intensive development imposes additional risks on both types of water supplies in comparison to limited and measured development. Therefore, a major goal of zoning should be to protect the Town's water supply.

Unlike many other towns, Sherborn does not break itself into defined geographic sections, although in the past, residents have referred to South Sherborn, West Sherborn and The Center. The lack of any well-defined sectors or competition among different areas fortifies the Town's sense of place and cohesiveness.

The Town's zoning districts, however, do define the four different sections of Town. The distinctions among the four areas are based primarily on environmental characteristics rather than settlement patterns. The four zones and the relative occurrence of a variety of features and characteristics are summarized in Table 2. The table is followed by a narrative description of each of the zones.

TABLE 2
The Four Major Zoning Districts of Sherborn

| Characteristics of Sherborn's One, Two, and Three Acre Zones | Main Street Town Center Zone | Western Meadow & Forest Glacial Till Zone | Charles River Southern Glacial Till Zone | Farm Pond Scenic Zone |
|---|-------------------------------------|--|---|------------------------------|
| Zoning Lot Size Minimum Acres | 1 | 2 | 3 | 3 |
| Agriculture | Medium | High | Medium | High |
| Aquifer water supply available for possible future Sherborn public water supply | Medium | High | Medium | High |
| Bedrock water supply used throughout town by the town's private water wells | High | High | High | High |
| Scenic views | Low | High | Medium | High |
| Favorite scenic places | Medium | Medium | Low | High |
| Favorite scenic regions | Medium | Medium | Low | High |
| Scenic roads | Low | High | High | High |
| Unusual features | Medium | High | Medium | High |
| Historic structures | High | Low | Low | Low |
| Open space | Medium | High | Low | High |
| Recreation | High | Medium | Low | High |

Main Street Town Center Zone

This is the highest density district (Residence A in the zoning by-laws) in Sherborn, with a 1-acre minimum lot size for single-family residences. In addition, the Town Center business districts and the former Sunshine Dairy business district as well as the two Residence EA districts (site of Woodhaven multifamily housing for the elderly and the Leland Farms affordable housing development on Village Way and the proposed age-restricted condominium development on Kendall Avenue) are also located within the boundaries of this district.

This zone straddles Main Street (Route 27) from north to south, with a westward addition of Coolidge Street to Speen Street/Kendall Avenue. Other important roads are Eliot Street (Route 16), Farm Road, Great Rock Road, and Everett Street. Of these, only Farm Road is a designated Scenic Road. As may be expected, the Town Center contains the vast majority of historic structures that add to the feel of a typical New England town

Town Center also has a number of important public structures, such as Town Hall, the Library, the Community Center, the town's three churches, the elementary school, Pine Hill Cemetery, and the two Fire Stations. All these buildings have their own wells and septic systems.

There are substantial open spaces and recreation spaces within this one-acre zone, thus adding to rural character. These are Peters Hill, Laurel Farm, the Town Forest, the Pine Hill recreation fields at town center, and the Sewall Brook wetlands. It also has two of the eight “Favorite Scenic Places” and has one of the town’s four “Favorite Scenic Regions” (as identified in the *1996 Open Space and Recreation Plan*) on Main Street from the “Split” to Laurel Farm. However, it has few scenic vistas.

Much of the Dowse Orchards agricultural operation is within the one-acre zone, as well as some farms along Kendall Avenue, also providing a substantial addition to rural character.

The surficial geology (See Figure 2) is a mix of glacial till and sand/gravel deposits, making successful percolation tests possible through most of this zone with the exception of wetlands.

Western Meadow & Forest Glacial Till Zone

This Residence B (2-acre minimum lot size) district encompasses the western side of Town. The soils here are primarily glacial till and require substantial area to locate both a private well and septic system to develop a house lot. The Dopping Brook aquifer is also within this district, and portions of it fall within the Massachusetts Department of Environmental Protection (DEP) approved Zone II water supply protection areas for two municipal wells just over the Town line in Holliston.

This is the largest zoning area in western Sherborn. It is characterized by the meadows along Western Avenue and its forests on high and low ground. Many of the town’s open spaces are located within this region, such as the Barber Reservation, Hildreth Schoolhouse, the Bailey Trail with its Swan Pond, and a large part of the Town Forest. The Bay Circuit Trail passes through several of these open spaces. Several agricultural businesses operating under the Massachusetts Chapter 61A agricultural tax relief program are here.

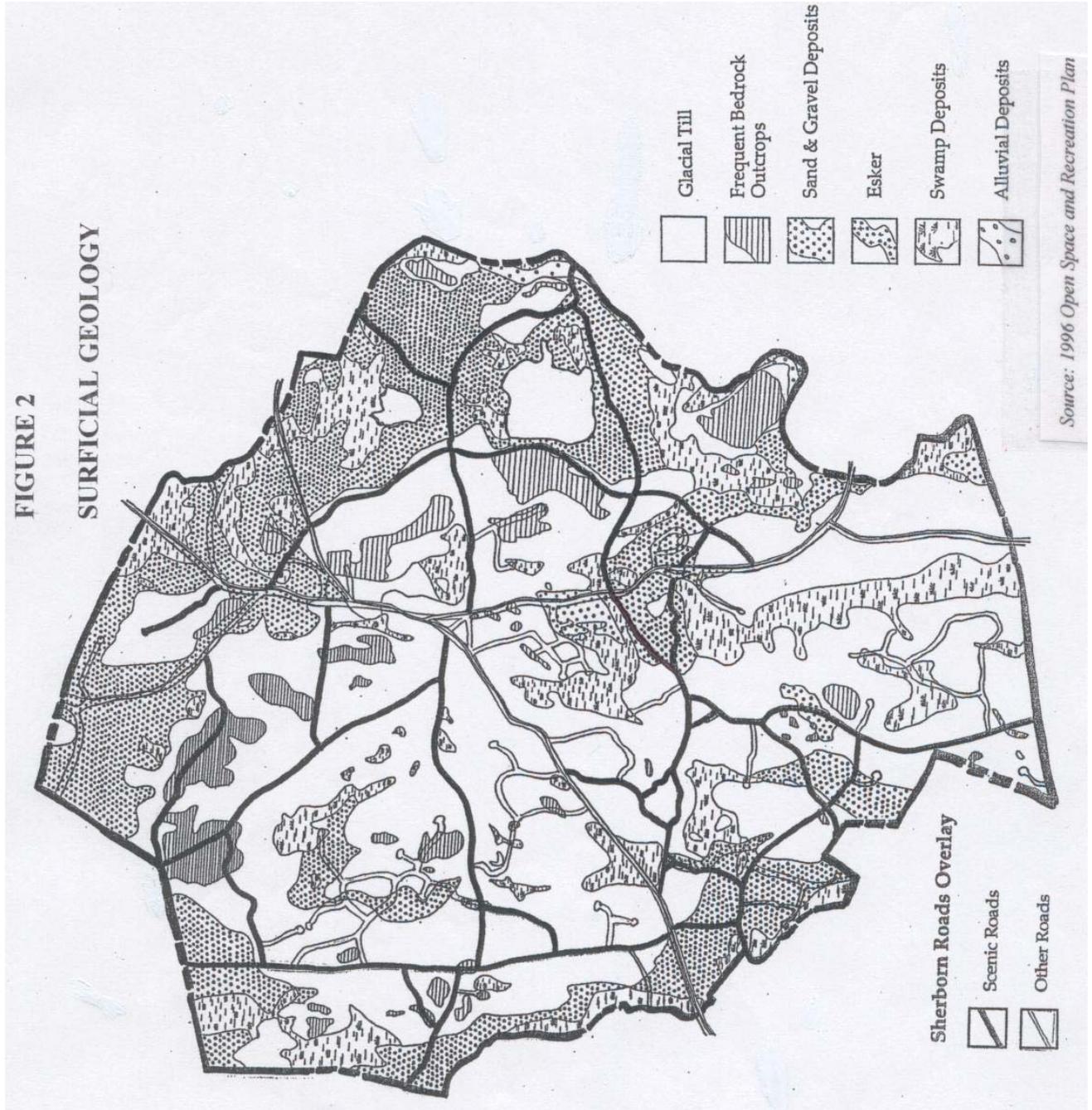
A large number of Sherborn’s most-prized viewsapes are in this region, as evidenced by the Scenic-Historic Resources map in the *1996 Open Space and Recreation Plan* (See Figure 3). Two of the eight scenic places are also located in this region. Western Avenue has been designated one of the town’s four favorite scenic regions.

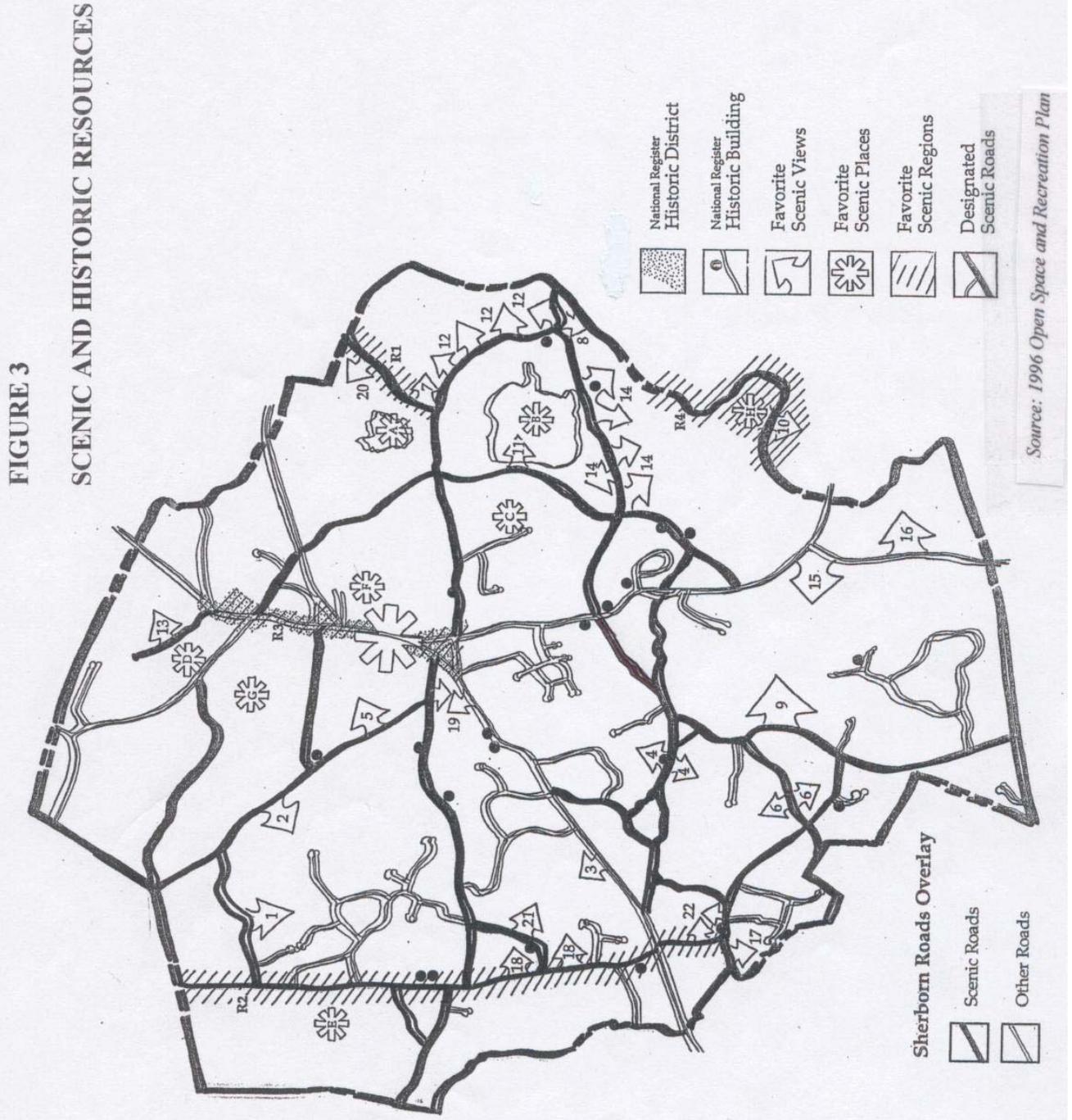
This area of town is rich in plant and animal wild life. Domesticated animals include sheep, llamas, horses, and goats. Wild animals include healthy populations of deer, fox, coyotes, raptors of many kinds, and many varieties of birds (See Wildlife Corridors Map – Figure 4).

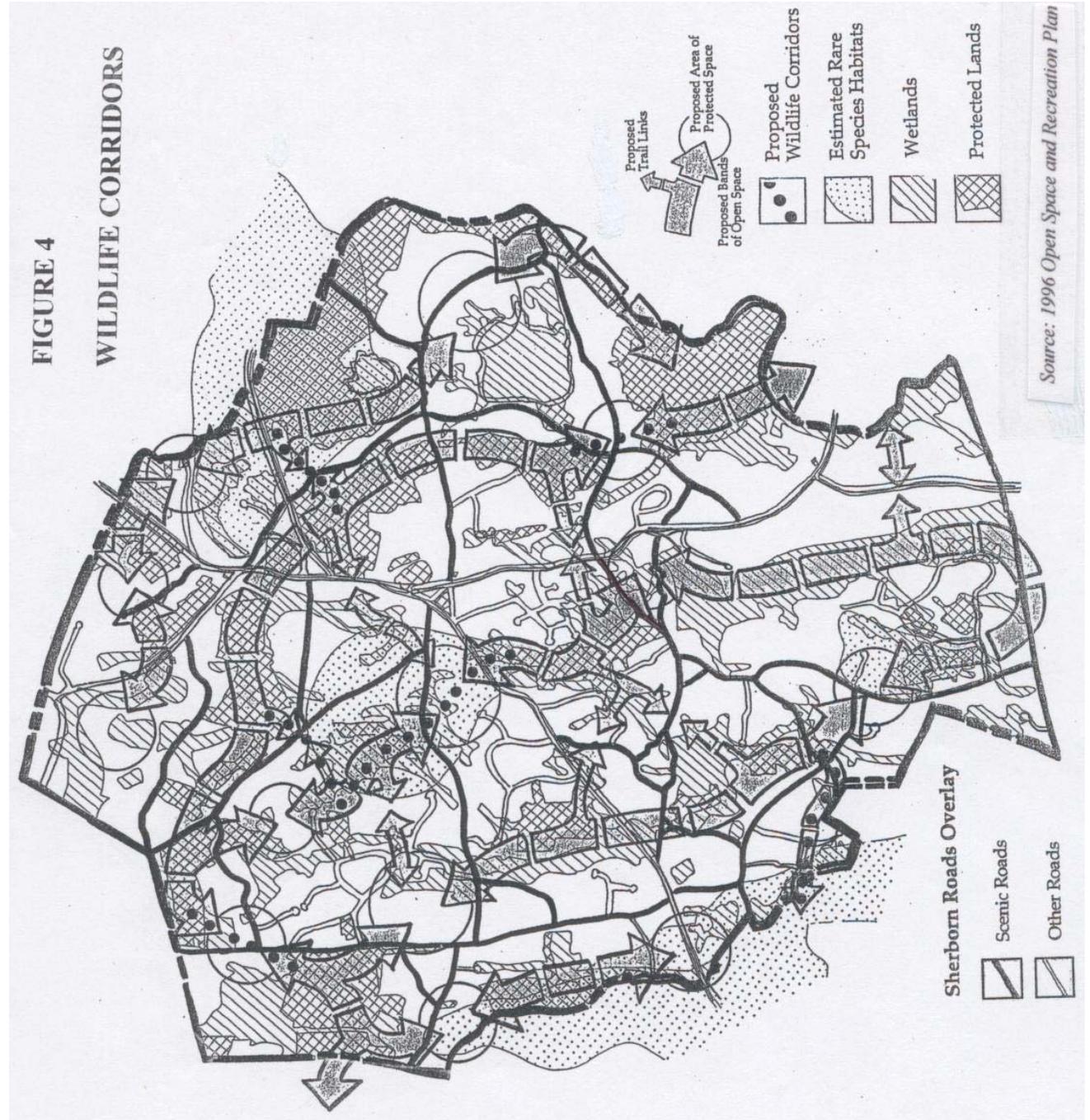
Its main streets are Western Avenue, Washington Street (Route 16), Maple Street, Hunting Lane, and Prospect Street. All but Washington Street are Scenic Roads.

A northern portion of this region is within the Sudbury River watershed with the bulk of the area within the Charles River watershed. The two acre zoning provides beneficial effects because its attendant additional vegetation slows the runoff of rainfall. It retains water like a sponge to reduce downstream flooding. It keeps the water local so it soaks into the ground slowly to recharge the town’s aquifers and bedrock water supply. The water in the bedrock is used by most private wells.

FIGURE 2
SURFICIAL GEOLOGY







Its vegetation and soil characteristics are diverse, ranging from forests at the town's highest spot (Brush Hill, 396 feet above sea level) to the brooks and their wetlands that feed the Charles River.

A defining feature of this region is its glacial till surficial geology, frequently underlain by clay. Glacial till "is composed of an assortment of clay to cobble-sized material carried along and compacted at the base of the glaciers. This till is known locally as hardpan. Because it is relatively dense and impermeable, its presence is often not well suited for either septic systems or aquifers."

Glacial till makes locating a septic system difficult because the water does not soak into the soil, thus making it hard to pass the septic system percolation test. Other areas are wetlands and ledge that are hostile to septic systems. A remaining small area is sand and gravel that easily passes septic tests. A large portion of the sand and gravel area is on the Holliston border where there are known aquifers, so the two acre zoning serves to protect these water supplies (See the Surficial Geology map, Figure 2).

The Western Meadows & Forest Glacial Till Region is bordered on the west by brooks between Holliston and Ashland. Holliston has two public wells that tap an aquifer shared by Sherborn and Holliston. Sherborn's two acre zoning serves to protect the recharge area around Holliston's public well, and provides a means of protection for Sherborn's potential future use of this aquifer if it ever becomes necessary.

Charles River Southern Glacial Till Zone

This district in the southern part of Sherborn is also characterized by soils of glacial till, thus also requiring substantial area to locate both a private well and septic system. A portion of this district also falls within a DEP-approved Zone II for a Medfield municipal well.

This area of town has three watersheds within it, which all eventually go to the Charles River. One watershed drains to the Charles River directly, the second goes to Bogastow Brook in Millis via North Bogastow Brook, and the third is Dirty Meadow Brook.

The three watersheds within this zone also have different characters. The area by the Charles River is scenic with several nice pasture/meadow views, some of which have the limited protection of Chapter 61A. A large wetlands area surrounds the slow-moving North Bogastow Brook with some housing around it. The Dirty Meadow Brook area contains more houses and is on higher ground.

The main roads in this part of town are Nason Hill Road, Mill Street, Hollis Street, Woodland Street, Bullard Street, and Bogastow Brook Road. All but Bullard and Bogastow Brook Road are Scenic Roads, so this zone has many good streetscape views.

However, this area of town has less protected open space than other sections of town, with just two open space areas of a good size: the Leland Reservation and the several parcels on Bogastow Brook Road. This is the only zone in town through which the Bay Circuit Trail does not run. There are also no facilities for active recreation in this part of town.

There are fewer viewscapes in this zone outside of the scenic roads - the Scenic-Historic Resources map in the 1996 Open Space and Recreation Plan shows five, and there are no “Favorite Scenic Places” here (out of eight total). There are fewer agricultural activities here, with scattered horses and livestock on a few farms. The Southern Charles River Glacial Till Zone is largely residential. It feels like a forested area due to the heavy forest cover, with the exception of the nice longer views on Bullard Street.

Like the Western Zone, this area of town has a great deal of glacial till. The land surface encourages water runoff, but its designation as a Residence C district (three acre minimum lot size) counteracts the runoff tendency with the attendant increased vegetation from the larger acre zoning.

Farm Pond Scenic Zone

This Residence C district (three-acre minimum lot size) encompasses the eastern portion of Sherborn. Its most prominent characteristic is the location of Farm Pond, which is a “Great Pond” (defined by the state statute as “ponds containing in their natural state more than 10 acres”), in its center. The areas north and south of Farm Pond have been identified as aquifers that may be needed for a partial municipal water system. In addition, a significant portion of the district lies within the DEP-approved Zone II for a municipal well in Medfield. Nearby is Little Farm Pond, which is undeveloped, forested and relatively inaccessible. Both are Great Ponds and both are beautiful in their own right.

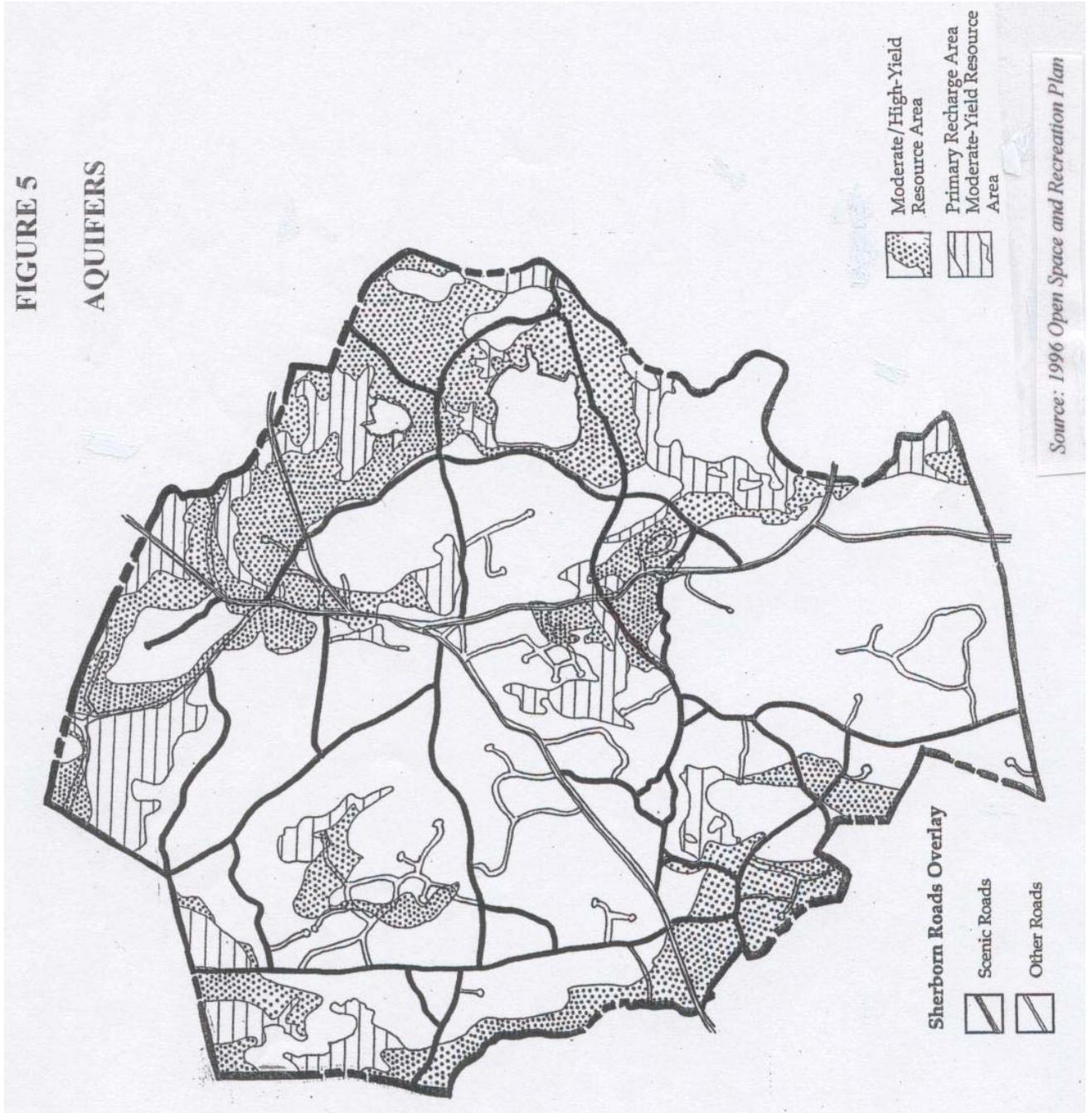
Farm Pond is Sherborn’s premier open space and recreational jewel: The Farm Pond Scenic Zone also incorporates Mass Audubon’s Broadmoor Wildlife Sanctuary in its northern portion and the entire Rocky Narrows Reservation in the southern portion, jointly maintained by the Town of Sherborn and the Trustees of Reservations. This means the land is well protected, including conservation restrictions along the entire bank of the Charles River.

This zone’s main roads are Farm Road, Lake Street, South Street, and Forest Street. All four are Scenic Roads.

The Farm Pond Scenic Zone is home to many scenic views and has four of the eight “Favorite Scenic Places” identified in the 1996 Open Space and Recreation Plan. There is near-universal agreement that Farm Pond is the town’s most precious natural resource. The zone has two of the town’s four “Favorite Scenic Regions”: South Street and Rocky Narrows. The Farm Pond Scenic Zone has its share of agriculture and includes one large farm with breathtaking scenic vistas.

The surficial geology here is predominantly sand and gravel deposits, since Farm Pond is a kettle pond formed by deposits from the melting glacier (See Figure 2). There is one potential medium-sized aquifer on the north side of Farm Pond. It is the only known aquifer in Sherborn with appreciable yield that is not shared with other towns since it is not on our borders (See Figure 5, Aquifers).

FIGURE 5
AQUIFERS



Buildout Analysis

As noted in the Profile and Buildout section in the Appendix, it is currently estimated that the residential buildout of the Town under the present zoning is 1,262 lots. "Buildout" is the number of lots that exist but are not built on, or that can be created under present zoning and subdivision regulations. It should be noted that this Buildout Analysis was done in-house in 2000 and is based primarily on Assessor's data. Another Buildout Analysis for Sherborn was conducted by the Metropolitan Area Planning Council (MAPC) on behalf of the Massachusetts Executive Office of Environmental Affairs. This Buildout Analysis was completed in June 2001. Its results are also included in the Appendix.

Sherborn Build-out by Zoning Districts

| | Zoning District | | | Total |
|---|-----------------|------------|------------|--------------|
| | One acre | Two acre | Three acre | |
| Unbuilt existing developable single lots | 14 | 27 | 14 | 55 |
| Lots from parcels with houses that can accommodate a single additional lot | 41 | 25 | 4 | 70 |
| Lots from parcels with houses that can accommodate more than one additional lot | 269 | 215 | 175 | 659 |
| Undeveloped parcels that can accommodate more than one lot | 204 | 187 | 87 | 478 |
| Totals | 528 | 454 | 280 | 1,262 |

Sherborn has the potential for an additional 1,262 house lots. At the present rate of growth of less than ten dwelling units per year, the Town would not be fully built for over one hundred years! At the current average household size of 2.8 persons, the 2000 estimate made by MISER (Massachusetts Institute of Social and Economic Research), this number of lots, if used for all single family homes, would accommodate 3,500 more residents than the approximately 4,500 persons who now live in Town. If this buildout figure were attained, there would be a total of approximately 8000 residents in Town. The impact of this growth on Municipal Services is discussed in other elements of this report.

Goals

The following goals have been derived from the Residents' Survey, a public visioning session, the General Plan Subcommittee Reports and additional public comments. The land use goals focus on the issues of water supply, agriculture, and zoning. In addition, all the other elements of this General Plan, including Open Space, Recreation, Natural and Cultural Resources, Housing, Circulation, Town Center, Economic Development and Public Services and Facilities all greatly impact (or are impacted by) land use, but these are all addressed in their own sections. The land use goals are:

1. Diligently protect both the existing private and potential future water supplies
2. Support "sustainable development" principles to ensure that current and future development is in harmony with available resources
3. Encourage and support continued use of land for agricultural purposes
4. Maintain the rural and historic character of Sherborn
 - Protect the Town's natural and historic resources
 - Determine the development needs of the town and identify the best land locations to meet those needs
5. Strengthen the Town Center as both a community and commercial center
 - Keep Town Center commercial development modest and focused
 - Keep Town Center oriented to small businesses
6. Maintain existing zoning
 - Incorporate minor modifications to promote additional affordable and elderly housing
 - Ensure that any changes are minor, and bolster the underlying logic of the 1-2-3-acre zones
 - Support the Town's General Plan guiding principles and visions through zoning
7. Encourage retention and protection of historic buildings, structures, landscapes and other resources
8. Support the Scenic Roads Act

Issues

Rural and Historic Character – As discussed in the Goals and Policies Statement, maintaining rural character has been the primary goal of Sherborn residents as documented in previous master plans, Open Space and Recreation Plans, surveys, etc. for more than 40 years. While the specific definition of rural character may differ among different people, most would agree that it includes a low density,

primarily residential development pattern, some agricultural uses, lots of open spaces, and a Town Center consisting primarily of small businesses and services.

Water Supply – Sherborn relies virtually entirely on private wells for its water supply. The Lycott Environmental Study done in 1989 indicated that the capacity of its aquifers is not sufficient to provide for a Town-wide water supply. Therefore protecting existing water supply as well as aquifers to ensure that current and future residents have access to a safe and dependable water supply is among the most significant issues facing the Town.

Existing Zoning – As discussed above, Sherborn’s existing zoning is based primarily on the capacity of the soils to support development. Therefore, only minor changes are desired in order to provide for compelling needs such as affordable and elderly housing and protecting water supplies.

Natural Resources and Sustainable Development – The principles of sustainable development are especially important in Sherborn due to its total dependence on the environment for both its water supply and wastewater disposal. Zoning, subdivision and site plan regulations should be reviewed in order to determine whether changes compatible with sustainable development principles are warranted.

Historic Character – Sherborn’s historic character is also important. The town’s major streets are dotted with historic houses and the Town Center includes many historic buildings. A Historic District Commission offers some protection to those buildings within the historic district.

Open Space – While open space is discussed in more detail in the Open Space, Recreation, Natural and Cultural Resources element, the retention of open space is, of course, a major land use issue. Related to the retention of open space is the goal of linking existing open space areas to provide for wildlife migration and biodiversity as well as to locate trails for recreation and non-vehicular access (pedestrian, bicycle, equestrian) among different areas of Town.

Town Center – Town Center also has its own element in the General Plan, but it too represents a major land use issue. The level and type of expansion within the existing Town Center area, and the future character of the Town Center are issues of concern.

Community Preservation Act – The Community Preservation Act (CPA) authorizes Towns to enact a property tax surcharge up to 3%. The State provides matching funds of between 5% and 100% to Towns that adopt the CPA. A minimum of 10% of the funds raised must be used for the purposes of open space, affordable housing and historic preservation. The remaining funds can be used for any of these purposes plus recreation. The CPA provides an opportunity to establish programs that will help achieve many of the goals expressed in this General Plan

Recommendations

The following are the major recommendations regarding land use:

Water Supply

1. Support educational efforts to minimize private behavior that may imperil the water supply.
2. Review groundwater protection bylaw and strengthen as necessary.
3. Strictly protect identified aquifers through regulation and acquisition.

Agriculture

4. The Town should look favorably upon exercising its right of first refusal on any Chapter 61A lands that become available.
5. Consider and evaluate the following policies to encourage the retention of agriculture:
 - a. Purchase the development rights of agriculture land in order that owners may receive market value (minus agricultural rights) for the property while enabling them to continue to farm it.
 - b. Locally fund agriculture development restrictions for a fixed period of time.
 - c. Create a new "Agriculture" zoning district in which only Open Space Subdivisions are allowed so that owners retain development rights but at least a significant portion of the land is retained for agriculture or other open space use.
 - d. Provide for transfer of development rights so that owners may sell development rights for use elsewhere in Town while preserving agricultural use on their property (A variation may be to allow such transfer only for elderly and/or affordable housing).

Town Center

6. Maintain business zones where presently located.
7. Support limited expansion within existing areas while maintaining orientation to small businesses and services.

Sustainable Development

8. Research sustainable development principles.
9. Review Zoning Bylaw, Subdivision Rules and Regulations, Site Plan requirements and other bylaws and regulations to determine possible changes compatible with sustainable development principles.

Other

10. The Land Acquisition Committee should continue its efforts to evaluate the remaining large parcels in terms of the following priorities for acquisitions:

- a. Parcels critical to preserving aquifers and recharge areas.
 - b. Parcels that provide links between existing open space parcels that will preserve migratory paths for wildlife as well as provide trail links for walkers, bicyclists, cross-country skiers and equestrians (hub-spoke-wheel concept).
 - c. Parcels needed for other municipal needs and elderly/affordable housing
11. Adopt the recently passed Community Preservation Act to help fund these purposes.
12. The Land Acquisition Committee should acquire more land for ball fields.
- Preferred locations for recreation fields:
- a. Close to Town Center
 - b. Near existing facilities
 - c. On main roads
 - d. On flat land

SHERBORN TOWN CENTER

Introduction

Sherborn Town Center consists of two major components. One is the primary business center, located along North Main Street from approximately the railroad crossing on the south to the signalized intersection with Eliot Street on the north. This business area alone is commonly referred to as the Town Center.

The other component, which includes institutional uses such as the Town Offices, Library, Community Center and churches as well as some office and retail uses, extends from “the Split” (intersection of North and South Main Streets and Washington Street), along South Main Street to Sawin Street and Farm Road, and along Washington Street to the site of the Town Offices and Police Station. It also encompasses Sanger Street and a portion of Sawin Street. This area functions as the Civic Center and will be referred to by that name in this document.

Historic and Current Trends

Sherborn is a residential community striving to maintain its rural appearance and culture. The futures of the Town Center and of the Civic Center have been subjects of many studies. Detailed plans were included in the *1958 Master Plan*, and variations have been proposed from time to time, including a study by the Town Center Committee in 1974. Each plan has stressed a desire to maintain the area for small businesses and community services only. This approach to town services continues to reflect the wishes of the town today.

Most of the commercial operations are located in the business center. It has establishments that serve the daily needs of the residents of the community, e.g., a post office, bank, restaurants, drug store, an auto repair garage, and professional offices. The largest group of stores is located in a small shopping center of contemporary design with parking in front. The area also includes the Fire Station, recreation facilities, the elementary school and a cemetery.

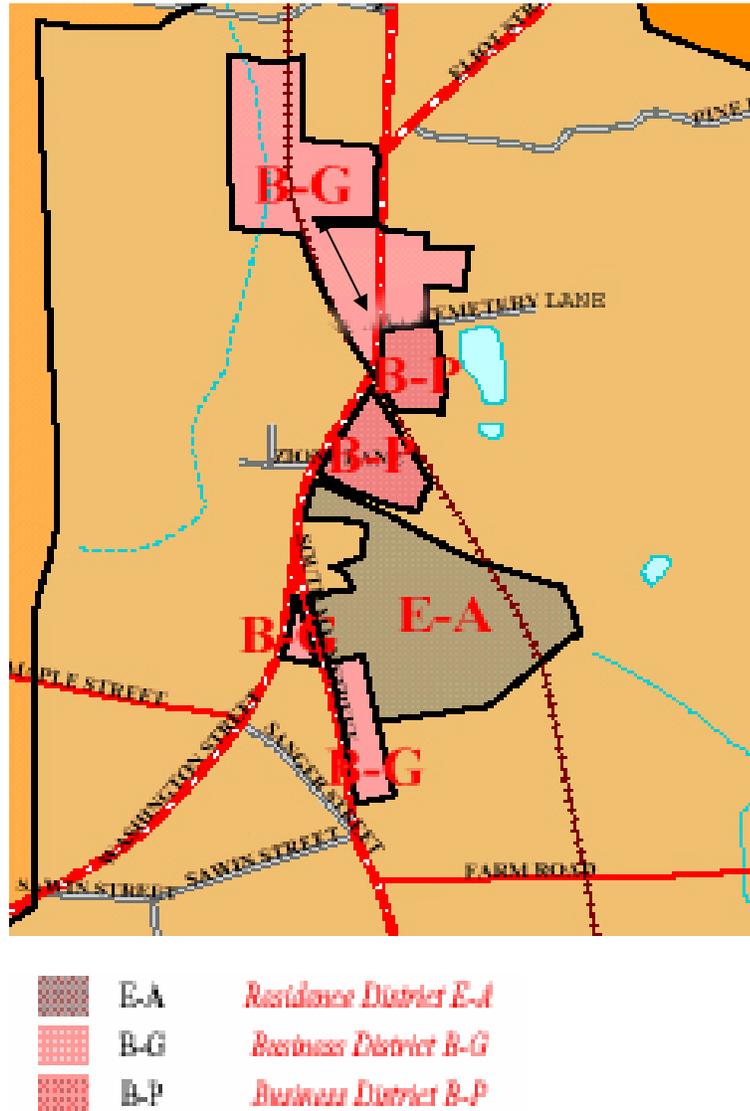
The Residents’ Survey taken in conjunction with this General Plan indicates that most citizens support the present type of service. Respondents rated the availability of goods and services, overall design and traffic circulation as fair or poor. Eighty-five percent (85%) wanted to add additional specialty businesses there, but two-thirds opposed adding core retailing such as a supermarket. Residents did support improved sidewalks to encourage pedestrian and bicycle use, interconnected parking areas and improved design.

The southern end of the business center has deteriorated, as several businesses have closed and have not been replaced. A new development plan has been approved by the town to upgrade this area and provide additional retail and office space. Many of the other existing business parcels in the business center have sufficient area for future expansion. Other redevelopment/expansion plans have been discussed at the conceptual level, and met with initial enthusiasm. All of the plans fall within the guidelines supported by the town for specialty businesses.

Various planning standards (from Urban Land Institute, International City Managers Association, and other sources) generally indicate a need for four to eight acres of neighborhood businesses for approximately every four thousand persons. Sherborn's business-zoned land already totals more than 13 acres along North Main Street alone so it should be adequate for the foreseeable future. All of the parcels currently zoned Business General and Business Professional (with the exception of the approved, but unbuilt, project at 19-23 North Main Street) have expansion potential.

With the construction of the new Police Station and the extensive renovation to the Town Offices, the revitalized Civic Center will add a new vibrancy to the Town. The Civic Center also includes the Town's Woodhaven 24-unit apartment complex for elderly residents and Leland Farms, a Town-sponsored affordable housing condominium development with 10 affordable and 7 market rate units. On its eastern boundary, there is a small business area with a restaurant, gas station and retail stores. Figure 6 illustrates the zoning in the Town Center.

FIGURE 6
TOWN CENTER ZONING



Source: Base map from “*Building Vibrant Communities*,” prepared by Metropolitan Area Planning Council as part of Sherborn buildout study sponsored by the Massachusetts Executive Office of Environmental Affairs, 2001.

Goals

The following goals have been derived from a Residents Survey, a public visioning session, the General Plan Sub-committee reports and additional public comments.

1. Preserve and enhance the atmosphere of a small New England village
 - Protect Town Center character by limiting expansion, adopting design standards, limiting road width and maintaining/adding street trees
 - Improve visual quality of the Town Center by placing overhead wires underground, limiting curb cuts and paved areas, encouraging more extensive use of natural materials and by creating signage standards.
 - Create a visual signature for the Town Center to enhance a sense of place or identity
2. Achieve a balance between vehicle, pedestrian, and bike traffic
 - Support additional sidewalks and bike paths
 - Encourage non-vehicular links (trails and sidewalks)
 - Support traffic-calming road design
3. Assure good water quality and proper wastewater systems for businesses
 - Determine Town Center water supply and wastewater needs
 - Encourage private sector solutions and public/private partnerships
 - Provide public services if necessary
4. Encourage sustainable development principles in new and redevelopment projects

Issues

Through Traffic -- One of the major issues facing Sherborn Town Center is traffic. While traffic itself is addressed in the Circulation element, the impact of traffic on local access is an issue affecting the Town Center. The *1975 Master Plan*, as well as more recent studies, proposed a new commercial-area access way that would separate vehicles using the Center services from through traffic. The intent of this connection would make it easier to do local business during Sherborn's twice daily traffic peak hours. Various proposals have ranged from a new bypass roadway to interconnection of existing parking areas (See Circulation Element). Any bypass road faces enormous financial, environmental and regulatory constraints, and therefore does not appear to be feasible. However, linked parking lots would achieve substantial circulation benefits with a minimum of disruption and cost.

Local Access -- Another access issue is parking. Businesses have traditionally provided their own parking. Business parking is presently adequate, but linking lots would improve the

efficiency of available parking. Parking for the recreation facilities has also been an issue, and is insufficient at peak times.

North Main Street Redesign -- Another major issue is the proposed redesign and reconstruction of North Main Street to improve safety and improve traffic flow. A redesign that involved significant widening and loss of trees and village character was defeated at a Special Town Meeting in 1994. An alternative redesign that incorporated traffic calming features is not acceptable to MassHighway. Additional studies and discussions with MassHighway are underway to reach an acceptable solution. Retaining the village character of the existing Town Center must be a critical component of any redesign.

Small Businesses -- Maintaining diversity among local businesses is also an issue. Residents have raised concerns about the possibility of the Town Center losing its character if stores controlled by large companies or franchisers replace locally owned businesses. A mix of ownership and community spirit is desirable and should be encouraged. By attracting businesses that have goals in harmony with the Town's Goals, financial, political and labor resources can be coordinated and shared, maximizing benefits to all.

Water Supply and Wastewater -- Small lot size in the commercial area makes it difficult for businesses in the Town Center to process their sewage without contaminating their ground water supplies. Some thought has been given to providing or allowing a package sewage plant to serve the Town Center. While several new septic systems have been approved in the Town Center recently, a private (or public/private) common small wastewater treatment plant such as the "greenhouse"-type plant that was privately developed in Weston may be desirable in the future to protect groundwater.

Recommendations

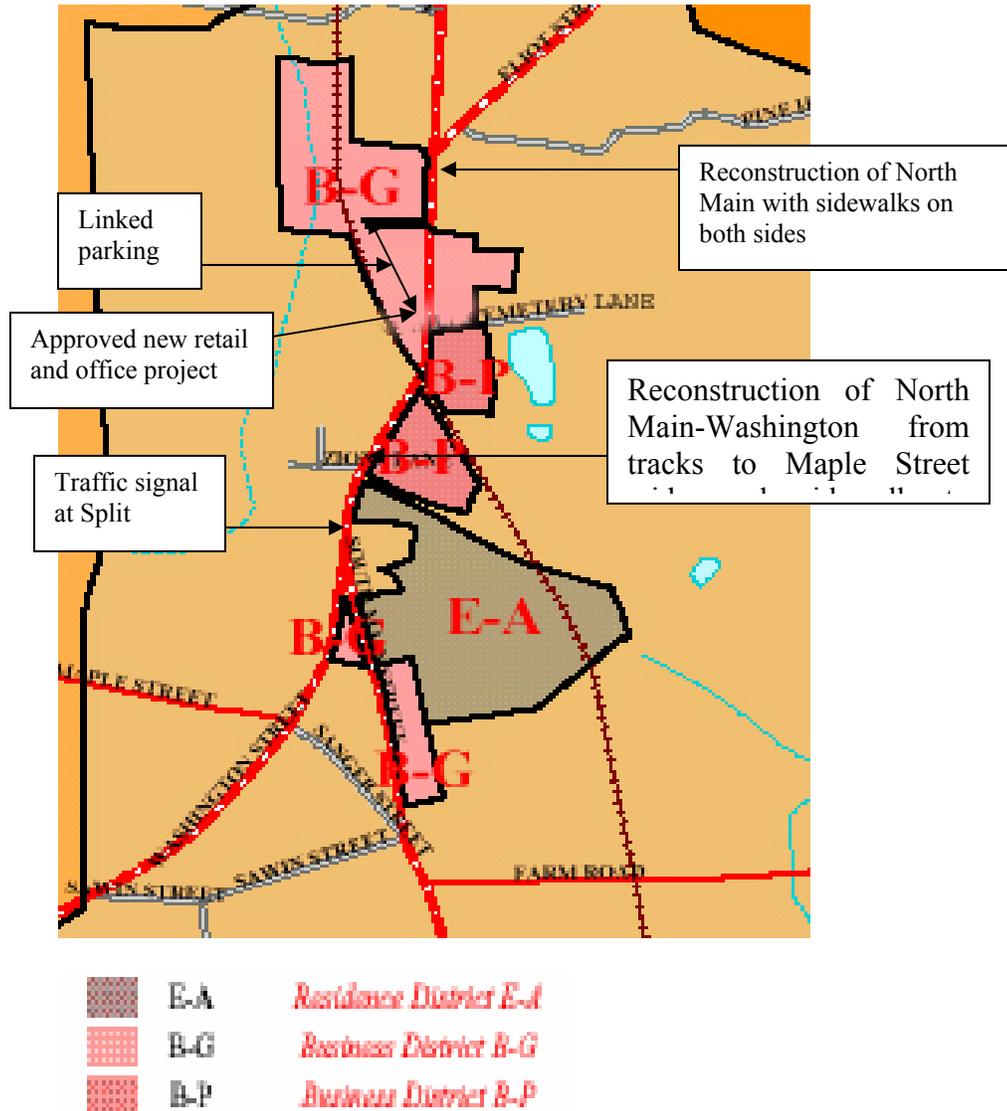
The following are the major recommendations concerning the Town Center:

1. Improve Town Center appearance through landscape improvements and design guidelines for new development/renovations.
2. Install sidewalks on both sides of N. Main Street from Eliot Street to Village Way.
3. Install higher visibility street crossings at Eliot Street and Cemetery Lane.
4. Move overhead wires underground.
5. Maintain business zone where presently located at its present size.
6. Study parking needs for Town Center recreation area on east side of North Main Street.
7. Support/encourage linked parking on the west side of North Main Street along the railroad tracks from Powderhouse Lane to 19 North Main Street.
8. Ensure that travel lanes on North Main Street are no greater than 11' with 3' shoulders in order to maintain village character.

Figure 7 illustrates infrastructure and development proposals for the Town Center that are in conceptual or permitting stages.

FIGURE 7

INFRASTRUCTURE AND DEVELOPMENT PROPOSALS
IN TOWN CENTER



Source: Base map from “*Building Vibrant Communities*,” prepared by Metropolitan Area Planning Council as part of Sherborn buildout study sponsored by the Massachusetts Executive Office of Environmental Affairs, 2001.

HOUSING

Introduction

Housing in Sherborn consists almost exclusively of single-family detached dwelling units. The homes in Sherborn vary from historic village colonial and farmhouses to large new suburban houses. Houses are generally on large lots, well maintained and landscaped. As shown below, houses built in recent years have tended to be larger.

The exceptions to the single family units include the Town's Woodhaven complex of 24 apartment for the elderly; the Leland Farms mixed affordable and market rate condominium project developed jointly by the Town and a private, non-profit organization; and a few scattered apartments that were created within existing single-family homes before the Zoning Bylaw prohibited such uses. Renting rooms within houses is allowed but there is no data to document whether this practice occurs.

In the 1998 survey of residents, two-thirds of respondents favored adding affordable and elderly housing in town. Strong majorities favored continuation of the current residential zoning districts, but modifications to conform with an agreed-upon plan that factors in groundwater supply, scenic views, unusual features, historic structures, open space and recreation were also favored by a large majority. Restrictions on the building size of very large houses in relation to lot size were also strongly supported, as well as allowing the creation of accessory apartments within existing housing units.

Historic and Current Conditions

Sherborn's 4472 residents in 2000 live in about 1,450 dwelling units, according to the Town Clerk's Census. The table below (which uses U.S. Census data) indicates a slight decrease in the number of persons per unit since 1990 (from 2.96 in 1990 to 2.90). This decrease is consistent with State and national figures.

| <u>Year</u> | <u>Population</u> | <u>Number of units</u> | <u>Persons per unit</u> |
|-------------|-------------------|------------------------|-------------------------|
| 1980 | 4,049 | 1,202 | 3.37 |
| 1990 | 3,989 | 1,349 | 2.96 |
| 2000 | 4,200 | 1,450 ¹ | 2.90 |

Sources: 2000 U.S. Census. The Town Clerk's Census for 2000 indicates a population of 4472 and about 1450 housing units, which would indicate a persons-per-unit figure of 3.08. Since the methodologies are different (The major difference is that the Town Census counts college students as living at home while the U.S. Census counts them at their college), they cannot be compared.

At the same time as family size has decreased, house size has increased. In part, this increase mirrors suburban trends. This trend is illustrated by the following table, which presents the mean finished area of Sherborn houses built during various periods.

| <u>Time Period</u> | <u>Number</u> | <u>Mean Finished Area</u> |
|--------------------|---------------|---------------------------|
| Pre-1900 | 169 | 2781 |
| 1900-1949 | 115 | 2645 |
| 1950-59 | 162 | 2699 |
| 1960-69 | 362 | 2736 |
| 1970-79 | 329 | 3048 |
| 1980-89 | 131 | 3424 |
| 1990-97 | 79 | 4372 |

This table indicates the current mean finished area (including more recent additions) of houses originally built during the period indicated. As this table indicates, the mean finished area of houses in Sherborn was relatively stable through 1979 and has increased dramatically since that point. Again this is indicative of regional and national trends.

Construction of new single-family houses has averaged fewer than 10 homes per year over the past several years. In addition, the Sherborn Community Housing Corporation, a private, non-profit organization whose purpose is to promote and provide affordable housing in Sherborn, completed its Leland Farms project in 2000. Leland Farms, developed in cooperation with the Town, is a 17-unit condominium project consisting of 10 affordable and 7 market-rate units. It is located off Village Way adjacent to the Town-owned Woodhaven elderly housing project, which consists of 24 apartments.

Woodhaven and Leland Farms provide concrete examples of the Town's commitment to housing diversity. However, based on demographic trends, as well as local and regional needs, the Town acknowledges that more effort is needed to meet the diverse housing needs of its current and future residents.

Goals

The following goals have been derived from the 1998 Residents Survey, a public visioning session the General Plan Sub-committee reports and additional public comments:

1. Preserve the rural and historic character of the town
2. Provide for economic and age diversity
 - Encourage additional development of market rate and affordable housing for those over 55 years of age
 - Encourage additional affordable housing for all age groups
 - Provide economic incentives to retain elderly and disabled
3. Preserve present land use pattern.
4. Encourage open-space subdivisions
5. Promote appreciation of historic homes
 - Encourage preservation of architectural character
 - Allow for diversity of style

Issues

Costs -- Housing costs in Sherborn are among the highest in the region. This creates several problems. It tends to decrease the diversity of Town as only people in high income brackets can afford to move into Town; it discourages young people who grew up in Sherborn from staying in Town, and it encourages older people who have lived in Town for many years (including many who have been active in civic and social activities or otherwise provide services to the Town) to sell and move away.

Many large homes are difficult physically or economically for elder residents to maintain, and they supply excess capacity. This capacity might be used for accessory units that could provide housing for those in need. In turn, it would provide income, company and even possibly maintenance assistance for owners, enabling them to stay in Sherborn.

Among the primary reasons for the high cost of housing in Sherborn is the high cost of land. Land is very valuable due to Sherborn's location in the metropolitan Boston region and in the Metrowest area. In addition, buildable land is scarce since poor soils and high groundwater limit the areas where septic systems can be installed. The buildout analysis estimated that an additional 1262 building lots could be created in Sherborn under existing zoning. However, this analysis assumed that innovations in wastewater technologies will eventually remove this barrier. These innovations may also facilitate development under Comprehensive Permits (Massachusetts General Law 40B), thereby raising the potential build-out beyond the 1262.

Existing Zoning -- Of the residents replying to the Residents' Survey conducted in 1998, 89% wanted to continue the present policy of single-family homes in the present one, two and three acre zones. 79% favored some restrictions on the building of very large houses in relation to lot size, and 77% favored modifying zoning regulations to conform with an agreed-upon plan that factors in groundwater supply, scenic views, unusual features, historic structures, open space and recreation.

Other policies supported by respondents to the *Survey* were:

- 71% Acquire open space in order to offset new housing development
- 66% Add affordable housing and elderly housing in the town
- 61% Permit creation of accessory apartments within existing housing units
- 53% Permit smaller higher-density homes for households occupied by residents over age 55

Size -- The issue of the trend to build new, much larger homes, especially when they replace existing smaller homes (a phenomenon known as "mansionization") has been raised in the Residents' Survey and at public forums. Due to the large lot sizes in Town, it is believed that "mansionization" does not have the same degree of negative impact as it does in towns with smaller lot sizes and therefore no recommendations to address it have been made a part of this plan.

State Housing Initiatives -- Another issue regarding housing in Sherborn involves two State initiatives to promote housing. First of all, Chapter 40B of the Massachusetts General Laws provides for developers to build housing without regard to local zoning if at least 25% of the units are “affordable” as defined by state and federal regulations. Also known as the “Anti-Snob Zoning Law,” this State law applies in any community (including Sherborn) whose housing stock includes less than 10% affordable units. It requires only Board of Appeals approval of a “Comprehensive Permit” to build such a project. Proposals for comprehensive permits must comply with State laws and regulations, but may not need to comply with local laws and regulations if doing so results in an economic burden.

Second, Governor Paul Cellucci issued Executive Order 418 in 2000 to encourage additional development of low and moderate income housing. E.O. 418 provides incentives to local governments to provide or encourage additional housing development by allowing bonus points or limiting eligibility in certain grant applications to those that comply with its provisions. In concert with the Executive Order, task forces have been appointed by the State to review local Board of Health regulations, Zoning Bylaws and other potential barriers to housing production that may warrant State action.

Recommendations

The following are the major recommendations concerning housing. The table that follows includes more detailed recommendations:

1. Support more diversity through affordable housing.
2. Support both affordable and market rate elderly housing. The preferred locations for affordable and elderly housing are within the Residence A district and within one mile of the Town Center or within a business district. Other locations should be jointly considered on a case-by-case basis by the Land Acquisition Committee, Planning Board and Housing Partnership.
3. Encourage use of open space zoning.
4. Encourage shared driveways to reduce the visual impact of new housing.
5. Use the Community Preservation Act to fund additional affordable housing.
6. Review accessory apartment requirements.

CIRCULATION

Introduction

Circulation includes pedestrian, equestrian, bicycle and vehicular movement on sidewalks, trails, local streets, through-roads and rail, all of which occur in Sherborn. Traffic and circulation have been issues for Sherborn for many years.

Due to its location within the metropolitan area as well as the convergence of State Routes 115, 27 and 16 within Town, traffic congestion during morning and evening rush hours is a major issue. There are also several dangerous intersections in Town.

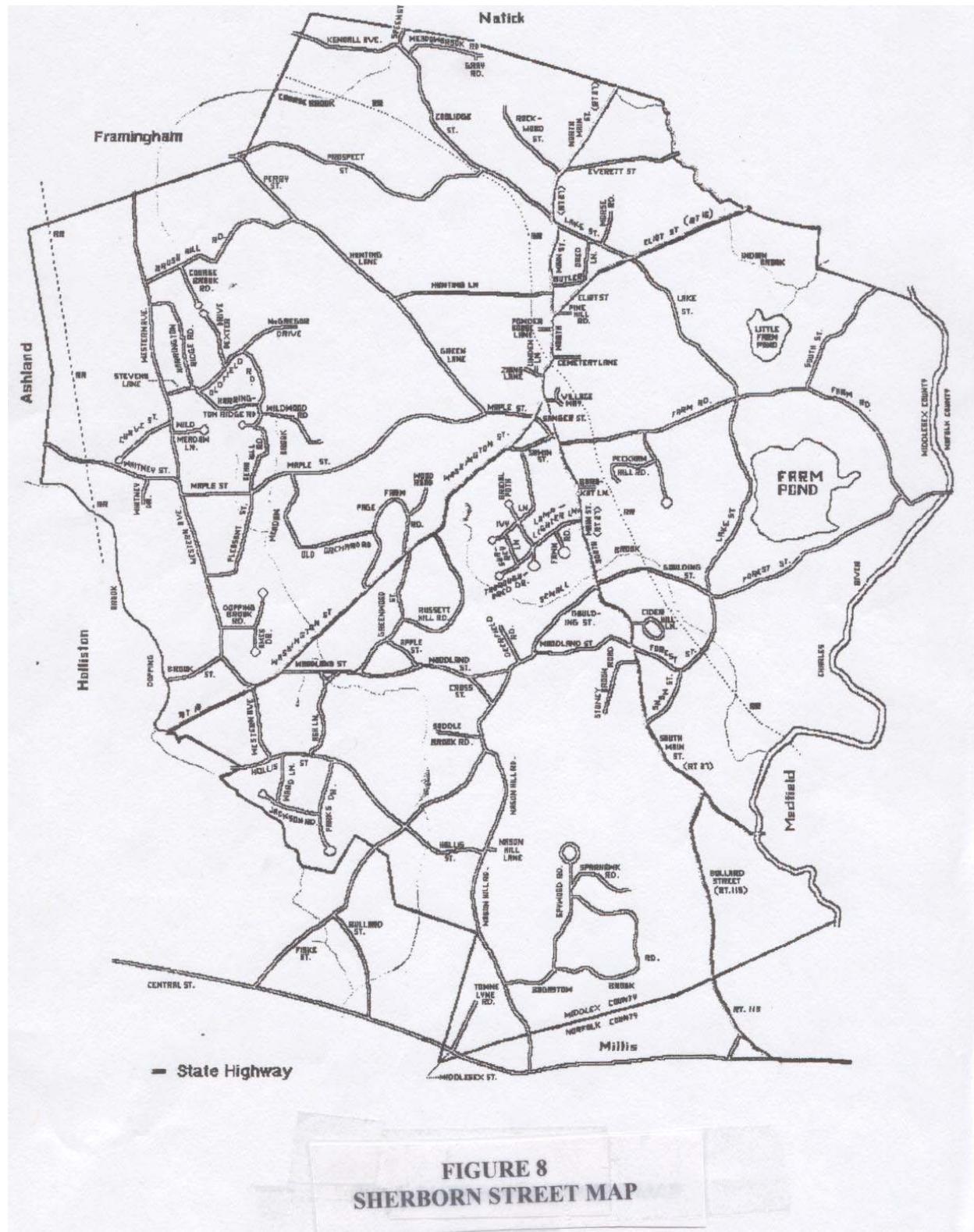
In addition, transportation issues in which a majority of respondents in the 1998 Residents' Survey identified as being fair or poor included intersection control, sidewalks, pedestrian amenities, bike paths and public transportation. It has also been a goal (expressed in the 1996 Open Space and Recreation Plan and elsewhere) to establish more connections between and among existing open space and recreation areas.

Historic and Current Conditions

The *1958 Master Plan* stated that the Town was "reasonably well served by the present regional highway network" and referred to Routes 9 and 128, the Massachusetts Turnpike, Route 27, and the prospect of another circumferential highway in several decades (Route I-495). This statement is still true today. By 1975, the Master Plan Study Committee reported that there were circulation problems, such as through traffic and congestion in the Town Center. Each plan referred to a desire to retain the rural character of the roads. Circulation problems still face the Town. According to the U.S. Census, the 2000 population of Sherborn and its 7 abutting towns is 157,488, which represents an increase of 6.74% since 1990. Through traffic and local traffic continue to increase and congestion is the result, especially during commuting hours.

No satisfactory plans to substantially relieve traffic have been approved by the Town, perhaps because proposed solutions, e.g., the widening of North Main Street or constructing a new Town Center bypass road, would dramatically change the character of Sherborn with no real assurance of effectively relieving traffic. Traffic congestion is so widespread throughout the metropolitan area that any slight improvement in capacity in one area quickly draws additional traffic from other areas until a new equilibrium of congestion is reached. Therefore, supply-side solutions that dramatically increase capacity require the substantial cost of equally dramatic changes in community character. Only demand side solutions such as changes in development patterns and transportation modes can effectively impact congestion without dramatic changes in community character. Until or unless such demand-side solutions are adopted on a regional level, road congestion may continue as the lesser of two evils.

Figure 8 presents the current street map of the Town with potential problem areas identified.



Traffic counts taken in the early and mid-1990's and in 2000 indicate virtually no change in peak hour traffic. This is logical since it would be difficult for traffic to increase in an area that is already congested. Traffic counts do show an increase in traffic on Farm Road, perhaps indicating that commuters are using it as an alternate route to avoid Town Center congestion. Total vehicles per day on North Main Street are in excess of 25,000.

Sherborn is fortunate to have in place its Town Forest and other open spaces. Town Forest already serves as the route of the Bay Circuit Trail, a regional trail that forms a semicircle around Boston from Newburyport and Ipswich to Duxbury. Links among the various open space areas to facilitate non-vehicular access is highly desirable.

Goals

The following goals have been derived from the 1998 Residents Survey, a public visioning session, the General Plan Sub-committee reports and additional public comments:

1. Keep North Main Street road design on a small village scale
2. Improve safety and access for pedestrians and bicycles
3. Ensure safe pedestrian street crossings in order to achieve a pedestrian-friendly Town Center
4. Preserve character of scenic roads (stone walls and trees)
5. Encourage and support public transportation to commuter rail
6. Provide senior transportation
7. Support development of the Upper Charles Trail within the CSX railroad right-of-way.

Issues

North Main Street – Perhaps the most prominent and controversial circulation issue in Sherborn pertains to the redesign of North Main Street. The 1958 Master Plan stated that the 8500 vehicles that passed through the Town Center at that time exceeded the capacity of North Main Street by twenty percent! A redesign in conformance with MassHighway design standards was rejected by a Town Meeting vote at a Special Town Meeting in 1994. An ad hoc Town committee subsequently worked with MassHighway to draft an alternative design incorporating traffic-calming features, but MassHighway ultimately rejected this. The Town worked with Central Transportation Planning Staff in 2000 and 2001 to study the situation and create a model to test alternative solutions.

Pedestrian and Bicycle Access – Most of Sherborn's major roads do not have sidewalks. While many of the roads are designated scenic roads, meandering sidewalks that limit tree removal have the potential to increase non-vehicular access and improve safety for pedestrians and bicyclists. A recent example is the section of sidewalk that was constructed on Maple Street between Pleasant and Old Orchard Streets. This link provides a safe access to Fessenden Field from Old Orchard via the sidewalk and the light-traffic Pleasant Street. All of Maple, South Main from the end of the existing sidewalk to Bullard, Farm Road to Great Rock Road, and Washington Street from Maple Street to Old Orchard are some of the streets for which sidewalks

have been suggested. In some cases, these sidewalks would provide links with trails through open spaces such as the Bailey Trail and Rocky Narrows.

Pedestrian Amenities in Town Center – Similarly, sidewalks on both sides of North Main Street from Eliot Street to Village Way would improve access to the Town Center for residents of Woodhaven and Leland Farms and prove a safer environment for school children going to or from Pine Hill School or the recreation facilities in the Town Center. Safer street crossings at Eliot and Cemetery Lane would also advance this goal.

Scenic Roads – Most of Sherborn’s major streets, with the exception of the state-numbered routes and the newer subdivision streets, are scenic roads. The character of these roads is highly valued as indicated by the 1998 Residents’ Survey results in which 89% favored preservation of scenic roads.

Public Transportation – Sherborn has no public transportation service at present. but access to commuter rail is available in Natick and Wellesley. However, access is limited due to the lack of parking at the stations. This is a regional problem. As discussed above, increased use of public transportation provides an opportunity to reduce traffic congestion without unacceptably altering Sherborn’s character.

Intersection Improvements – Several intersections throughout Town are in need of improvements to increase safety. Among these are the intersections of Lake and Eliot, Western and Washington, and Snow and South Main. These are in addition to those near or within the Town Center which include Maple and Washington, Washington and South and North Main (the Split), Eliot and North Main, Sawin and Washington and South Main, Sawin, Sanger and Farm Road.

Senior Transportation – The senior citizen population of Sherborn (and the entire region) is projected to grow substantially. Therefore, there will be a corresponding need to increase services for this segment of the population. One of the services most needed is transportation. For those no longer able to drive, access to shopping, services, medical appointments, etc. is problematic without some form of senior transportation.

Upper Charles Trail – The unused portion of the CSX railroad bed has been proposed to be converted into a multi-use trail from Framingham to Milford. Holliston and Milford have already made great advances toward funding and designing portions of the trail. Of course, the trail is more effective if a longer segment is converted. A little more than ½ mile of the rail bed is within Sherborn.

Recommendations

The following are the major recommendations concerning circulation.

1. Support a North Main Street design that is compatible with Sherborn’s own standards and that maintains and enhances the village character.
2. Emphasize pedestrian amenities, especially sidewalks, within the Town Center and where they will provide access to key facilities.

3. Continue enforcement of Scenic Roads Act and support enhancements (addition of trees and/or stone walls) where appropriate.
4. Support the redesign and reconstruction of problem intersections to improve safety while maintaining rural character.
5. Support increased supply and access to public transportation on a region-wide basis.
6. Encourage expansion of transportation options for senior citizens.
7. Encourage and support development of the Upper Charles Trail.

PUBLIC FACILITIES AND SERVICES

Introduction

The Public Facilities and Services element assesses the community facilities and services of Sherborn in order to determine their present day adequacies and their abilities to meet future physical needs of Town government, fire and police departments, library, schools, and recreation (especially senior and youth facilities), as well as their abilities to meet Town water and sewer demands. Discussion about public roads, open space, and recreational areas (including recreation centers) may be found in the Circulation and Open Space, Recreation, Natural and Cultural Resources elements.

Since public facilities and public services are the most direct ways in which the government of a Town impacts the lives of its residents and businesses, plans for the buildings and other facilities providing these services are crucial to achieving the goals and objectives of the Town.

Public facilities are, in many ways, the public face of the Town. How and where they are built, how well they meet the needs of the Town and its people, and how these facilities are used and maintained all affect how the Town views itself, and also how others view it.

Historic and Current Conditions

A review of Sherborn's *Final Report of the Master Plan Study Committee*, prepared by the Planning Board in 1975 still provides perspective on the Town's public facilities. This Report contained a chapter on Town Facilities, beginning on page 84, which found little need for improvement in Town facilities or its services. The new library had just been completed, and Town administration had moved into the renovated, then-spacious Dowse Memorial Building. As in the *1975 Plan*, this current General Plan finds little room for improvement in public facilities. In this case, it is because the new police station has been completed, the fire station has just been renovated and the Town Offices Building (former Center School) is undergoing a major renovation.

In the 1998 Residents' Survey, 60% of respondents favored a public water supply for a portion of Town where water quality is unacceptable, but 86% opposed a public water system for all homes. In addition, 61% were opposed to public sewers and wastewater treatment. There was strong support in favor of a senior center (61%), a teen center (63%) and a general recreation center (55%). Only 40% supported town trash pickup and only 14% were in favor of a second elementary school. The status of major public facilities is discussed below:

Police and Fire Stations, and Town Hall

In 2001, Sherborn completed projects to build a new police station, and to rebuild Fire Station #1. The new police station freed space in the Town Hall, allowing the cramped Town administration departments and the Historical Society to expand their spaces. A renovation of Town Hall was approved at the 2001 Town Meeting and town election, and that project is expected to be completed in 2002.

Library

The Town Library, although no longer new, is in very good condition and is large enough to meet the Town's needs. However the combination of legal requirements and new technologies along with new patterns of library use may result in a need for building reconfiguration, and possibly modest expansion to add a Children's Room. For example, lacking an elevator, the building does not meet the Americans with Disabilities Act requirements.

Schools

Sherborn's schools are in good condition. The expansion and renovation of the Pine Hill School was completed in 1999, and the Dover-Sherborn Regional School District has faced the challenge of expansion and/or conversion of the existing facilities. A project to renovate, rebuild and expand the Dover-Sherborn Middle and High Schools was approved at the 2001 Annual Town Meeting and town election. Sherborn is also a member of the Tri-County Regional Vocational Technical School District. That school was also recently renovated and no need for expansion is on the horizon.

Highway Garage

The Highway Department Garage facility is being studied to determine feasible renovations.

Town Center Utilities

The idea of a common water and/or sewer system for the Town Center area has been discussed for many years. One benefit of a sewer system serving groups of businesses or community facilities is that a higher level of sewage treatment would be supplied than is now provided by individual septic systems. A number of new treatment technologies are available that would result in relatively clean water being discharged into the ground for final treatment and to recharge aquifers.

One model for a common sewer treatment system is found in downtown Weston. A group of downtown businesses there reached agreement to construct a private common treatment system. The technology uses a greenhouse in which plants provide the final stages of treatment before discharge of the wastewater into the ground.

It should be noted that several public and private septic systems have been approved in the Town Center in recent years. Thus, it is unlikely that there would be willingness to invest in a public or private common system in the near term. Nevertheless, the option of a common system should be preserved, and considered as redevelopment occurs in the Town Center. As new technologies continue to improve and become more feasible, some form of common system may become necessary or desirable in the future.

Similarly, individual wells have served the Town Center adequately to date and water quality problems have been successfully addressed on an individual basis. However, protecting aquifers for future use for a limited public water supply must remain a high priority.

These new facilities serving the needs of current and future residents and businesses of the Town will allow Sherborn to continue to provide superior service. Locating these new facilities in the Town Center and in the Town Civic Center will support the Town's Goal to concentrate public and private "people-serving" uses in these areas.

Goals

The following goals have been derived from the 1998 Residents' Survey, a public visioning session, the General Plan Sub-committee reports and additional public comments

1. Provide modern, efficient, well-managed, well-maintained public facilities that meet the Town's current and future needs, with minimum cost and staff
2. Maintain and upgrade existing public facilities to meet new regulations, support new technologies, or support new community needs
3. Support the development of the Town Center with public facilities/utilities that support appropriate growth
4. Develop or encourage development of recreation facilities to meet the Town's indoor and outdoor recreation needs
5. Provide additional services and facilities (e.g. senior center) to meet the needs of an aging population

Issues

Public Buildings – As discussed above, virtually all of the Town's major public buildings have recently been addressed or are in the process of being addressed. Therefore, no major action is required in the foreseeable future. The exceptions, as noted above, include possible renovations to the highway garage and Library.

Schools -- While a large majority currently opposes a second elementary school, it is likely that opposition stems largely from the fact that a second school is not presently needed. The Town is projected to grow slowly and Pine Hill School still has the capacity to absorb additional students. However, Pine Hill School is now about as large as is recommended for an elementary school. Furthermore, expansion would require more than adding classrooms. The facilities such as gymnasium, cafeteria and library would not be able to accommodate the students in additional classrooms. In addition, access issues make additional capacity at this location problematic. Therefore, any substantial new elementary school capacity must be added at a different location. It would be in the Town's best interest to identify and acquire a parcel of land for a future second school that could be used as a recreation facility until it is needed.

Water and Sewer Systems -- A strong majority (86%) opposed a Town-wide water system, while a smaller but still substantial majority (60%) supported a limited water system for areas experiencing quality or quantity problems, presumably for the Town Center area. Public sewers as well as trash pick-up were also opposed (61% and 60% respectively). As noted in the Land Use element, the Lycott study found that a Town-wide water system is not feasible, but that the aquifers within Sherborn have a capacity sufficient for a limited system only.

Town Center Utilities -- The Town Center has already experienced some water problems, mostly due to high levels of sodium in well water. Increased activity and growth of the Town and Civic Centers could possibly result in the failure of private septic systems serving the Center businesses and/or contamination of private wells serving community buildings, and possibly even those of houses near-by.

Senior Center – As the Town continues to age, the need for a senior center to provide multiple services including health screenings, counseling, education, entertainment, recreation and transportation will become greater. The Town should begin to consider a location for such a facility, preferably in or near the Town Center. It may be desirable, to preserve a historic building for this purpose.

Recreation Center -- A majority of Survey respondents supported a recreation center (55%) and a teen center (63%). The cost of such centers may be daunting. However, consideration should be given to initiating a collaborative effort with the Towns of Dover and Medfield and the State to convert a portion of the Medfield State Hospital Facilities into such purposes.

Underground Utilities -- Burying overhead wires in the Town Center, a Goal also supported by respondents to the Residents' Survey (55% in favor of buried wiring), could be coordinated with any new water or sewer system. This would be an additional benefit reducing total costs as well as minimizing construction-related disruptions.

However, pursuit of underground wiring may need to proceed in advance of any decision on water or sewer. The most appropriate time to consider moving the wires underground would be in advance of any reconstruction of North Main Street. As a first step, the Planning Board should continue its current policy of requiring those wires serving buildings undergoing site plan review to be moved underground.

It should be noted that state law provides for Towns to require utility companies to move wires underground. The Towns must reimburse the utility companies for the cost of doing so and may finance such cost by establishing 2% surcharge on utility bills. When the surcharge was mentioned in the survey, 52% were opposed to moving the lines underground.

Recommendations

1. Continue to support the regional school system.
2. Locate and acquire a site on the western part of Town that can serve as a future school site if there is a need for one and that can be used for recreation activities until then.
3. Research and support, if needed, Library expansion for Children's Room addition.
4. Evaluate Butler Street CMD Highway Garage for suitability of function.
5. Study feasibility of a senior center.
6. Collaborate with Medfield on studying use of Medfield State Hospital as a site for a recreation facility.

ECONOMIC DEVELOPMENT

Introduction

Residents of Sherborn have a strong preference for conserving the present state of the town, especially the physical, while still considering additions of minor improvements. Earlier *Master Plans* also reflected this preference, and it has again been clearly expressed in the 1998 Residents' Survey, and also in local meetings and interviews. In the Residents' Survey, seventy six percent (76%) opposed the creation of more business centers, and sixty seven percent (67%) opposed adding core business services and retailing such as a supermarket to the Town Center. Furthermore, fifty eight percent (58%) favored keeping business development minimal. However, eighty five percent (85%) supported adding specialty business services in the Town Center, ninety four percent (94%) supported preserving and assisting agricultural activities and seventy eight percent (78%) supported encouraging home businesses.

Economic development has not been a major issue in Sherborn, and therefore previous studies have not emphasized economic goals and strategies. In towns that are primarily residential, like Sherborn, economic goals are not always seen as important in themselves. In other suburban communities, economic development is often used to reduce the tax rate and provide increased full-time local employment.

Economic goals are crucial, however, in aiding the Town to meet some of its other Goals. Advancing some of the other Goals may create a fiscal burden that could be alleviated to a degree by some form of economic development.

The Town Center offers an opportunity to provide for some economic development while advancing the goal of enhancing the village atmosphere and promoting social interaction (See Town Center element). Since there are no strong Goals for economic development outside of the Town Center, the economic development planning effort is directed towards supporting other Town Goals, particularly housing and agriculture. Therefore, this chapter focuses on economic development that primarily performs a supporting role.

Historic and Current Conditions

Tables 3 and 4 present the recent and current economic development conditions in Sherborn. Table 3 illustrates the total payroll, average annual wage and number of business establishments in Sherborn as well as the number of employees for the years 1985 to 1999. It should be noted that this data includes only jobs for which employers pay payroll taxes. Many self-employment jobs are not included. This table is based on place of employment. Table 4 presents the labor force in Sherborn and unemployment rates for the years 1983-1999. Table 4 is based on place of residence.

Table 3 shows that employment in Sherborn peaked at 604 in 1989 and is presently at 554. The largest industry sector is Government, which includes Pine Hill School as well as Town Hall.

TABLE 3

Employment and Wages in Sherborn, 1985-1999

| E M P L O Y M E N T | | | | | | | | | | | | |
|---------------------|----------------------|-----------------|----------------|-------|------------------------------|------------|--------------|---------------|------|-------|------|----------|
| Year | Total Annual Payroll | Avg Annual Wage | Establishments | Total | Agriculture Forestry Fishing | Government | Construction | Manufacturing | TCPU | Trade | FIRE | Services |
| 1985 | \$6,927,700 | \$15,394 | 91 | 450 | conf | 125 | 79 | 17 | 22 | 66 | 33 | 58 |
| 1986 | \$7,630,600 | \$15,700 | 112 | 436 | 55 | 133 | 71 | 20 | 22 | 75 | 45 | 66 |
| 1987 | \$10,050,500 | \$19,784 | 129 | 508 | 50 | 121 | 82 | 33 | 13 | 84 | 47 | 79 |
| 1988 | \$12,639,500 | \$23,493 | 127 | 538 | 42 | 141 | 96 | 46 | 9 | 80 | 30 | 95 |
| 1989 | \$11,921,640 | \$19,738 | 128 | 604 | 39 | 161 | 93 | conf | conf | 68 | 29 | 165 |
| 1990 | \$12,109,520 | \$21,977 | 125 | 551 | 30 | 178 | 69 | conf | conf | 52 | 23 | 154 |
| 1991 | \$9,342,310 | \$21,233 | 115 | 440 | 29 | 179 | 22 | conf | conf | 51 | 21 | 111 |
| 1992 | \$11,776,600 | \$24,282 | 113 | 485 | 34 | 183 | 28 | conf | 10 | 51 | 16 | 149 |
| 1993 | \$11,515,700 | \$22,758 | 109 | 506 | 37 | 191 | 38 | conf | 15 | 32 | 18 | 165 |
| 1994 | \$10,537,850 | \$22,517 | 107 | 468 | 43 | 193 | 22 | conf | 13 | 38 | 19 | 132 |
| 1995 | \$12,278,270 | \$25,160 | 115 | 488 | 33 | 196 | 32 | conf | 14 | 42 | 19 | 146 |
| 1996 | \$13,097,620 | \$26,785 | 120 | 489 | 29 | 200 | 31 | conf | 12 | 49 | 20 | 139 |
| 1997 | \$14,554,920 | \$27,937 | 122 | 521 | 33 | 201 | 39 | conf | 12 | 56 | 19 | 153 |
| 1998 | \$16,226,380 | \$30,386 | 126 | 534 | 39 | 188 | 37 | 12 | 8 | 62 | 18 | 170 |
| 1999 | \$17,220,430 | \$31,084 | 130 | 554 | 40 | 188 | 34 | 10 | 8 | 73 | 23 | 178 |

TCPU = Transportation, Communication and Public Utilities

FIRE = Finance, Insurance and Real Estate

conf = data suppressed due to confidentiality

Note: Changes in industry definitions occurred in 1988, so data prior to that year are not strictly comparable to the more recent data.

Source: Commonwealth of Massachusetts, Division of Employment and Training (ES-202 Series)

TABLE 4
 Labor force, Employment and
 Unemployment in Sherborn, 1983-1999

| Year | Labor force | Employment | Unemployment | Unemployment Rate | Statewide Rate |
|------|-------------|------------|--------------|-------------------|----------------|
| 1983 | 1,922 | 1,889 | 33 | 1.7% | 6.9% |
| 1984 | 2,006 | 1,982 | 24 | 1.2% | 4.8% |
| 1985 | 2,016 | 1,996 | 20 | 1.0% | 3.9% |
| 1986 | 2,036 | 2,016 | 19 | 0.9% | 3.8% |
| 1987 | 2,046 | 2,030 | 16 | 0.8% | 3.2% |
| 1988 | 2,124 | 2,092 | 33 | 1.6% | 3.3% |
| 1989 | 2,127 | 2,091 | 36 | 1.7% | 4.0% |
| 1990 | 2,130 | 2,074 | 56 | 2.6% | 6.0% |
| 1991 | 2,065 | 1,973 | 92 | 4.5% | 9.1% |
| 1992 | 2,081 | 2,011 | 70 | 3.4% | 8.6% |
| 1993 | 2,147 | 2,081 | 66 | 3.1% | 6.9% |
| 1994 | 2,159 | 2,104 | 55 | 2.5% | 6.0% |
| 1995 | 2,113 | 2,059 | 54 | 2.6% | 5.4% |
| 1996 | 2,151 | 2,105 | 46 | 2.1% | 4.3% |
| 1997 | 2,217 | 2,177 | 40 | 1.8% | 4.0% |
| 1998 | 2,232 | 2,199 | 33 | 1.5% | 3.3% |
| 1999 | 2,236 | 2,203 | 33 | 1.5% | 3.2% |

Note: Employment within this data series is measured by place of residence, rather than by place of employment as in the ES-202 Series.

Changes in labor market area definitions occurred in 1990 and changes in methodology occurred in 1987, so data prior to these years are not strictly comparable to the more recent data.

Source: Commonwealth of Massachusetts, Division of Employment and Training (*Local Area Unemp Statistics*)

As in the overall economy, the Services sector has grown considerably reaching a new high of 178 employees in 1999. Agriculture, Forestry and Fisheries, which had declined to 29 by 1996 increased to 40 in 1999, still below its high of 55 in 1986. The number of business establishments reached 130 in 1999, but had been as high as 129 in 1987.

Table 4 indicates that the workforce in Sherborn was 2236 in 1999, more than four times the number of jobs within Town. This is typical for a suburban town. It also illustrates that the unemployment rate for those living in Sherborn has consistently remained at less than half the statewide rate.

It should also be noted that, as would be expected, 96.52% of tax levy receipts in Fiscal Year 2001 were from residential real estate. Only 1.66% was from commercial properties. Another .2% was from industrial properties and the remaining 1.62% was from personal property. Thus, virtually all of the property tax burden is on residential properties.

Goals

The following goals have been derived from the 1998 Residents' Survey, a public visioning session the General Plan Sub-committee reports and additional public comments:

1. Use the Planned Unit Development Bylaw to ensure limited business expansion in the business districts that keeps local businesses healthy.
2. Support agricultural businesses in order to retain agricultural uses and open space.
3. Encourage and support diverse housing to expand economic development of the Town.
4. Develop a plan to help the Town determine its economic future.

Issues

Fiscal Burden – Sherborn currently has one of the highest average property tax bills in the state. While per capita personal incomes are also high, the property taxes place a burden on persons with limited or fixed incomes. Many of the goals of the General Plan require expenditures of funds. An economic development program could help moderate the fiscal burden on Town residents.

Town Center – One major goal of the General Plan is to enhance the Town Center. However, it is also a goal that its geographic area not be expanded and that limited expansion take place within the current Business General and Business Professional districts.

Agriculture – Retention of agriculture is a major goal of this General Plan. Therefore, policies that promote agriculture as a viable economic activity assist in achieving this goal and are likely to be supported. An accessory use such as retail sales of related goods is one such example.

Home Businesses/Offices – Technology and changing business practices have led to an explosion of persons working at home. This trend can be beneficial to the extent that more people in neighborhoods during the day increases safety and security. However, businesses that require storage and/or operation of equipment and materials or multiple employees can detract from a neighborhood and is contrary to zoning’s purpose in separating such uses. Home businesses/offices that cause no discernible change to the residential nature of a neighborhood can be an economic benefit to the Town in the form of increased assessments and use of local business services. Existing zoning properly provides for limited use of homes for business purposes.

Housing-Related Fiscal Impacts – While diversity in housing to serve a broader range of incomes and lifestyles is a housing goal, such policies can also result in a positive economic benefit. Housing developments that cater to elderly or single persons generate substantial tax revenues with less demand for Town services.

Recommendations

The following are the major recommendations concerning economic development.

1. Support limited expansion within the existing business districts that enhances the visual appearance, village character and pedestrian orientation while generating additional tax revenues for the Town.
2. Adopt policies that improve the economic viability of agriculture, including consideration of appropriate accessory uses.
3. Encourage and support elderly and affordable housing types that also generate more property tax revenues than they require in service costs.
4. Prepare an economic development plan.

OPEN SPACE, RECREATION, NATURAL AND CULTURAL RESOURCES

Introduction

Preserving and protecting rural heritage, natural resources and community character are the substance of this Element. As with other Elements of the General Plan, this chapter is based on earlier community work, primarily the *1996 Open Space and Recreation Plan*, itself an update of the *1989 Open Space and Recreation Plan*. These Plans are incorporated by reference in this Element. Additional information was derived from the Historical Commission's Sherborn Comprehensive Community-wide Survey, Sherborn annual reports, along with interviews held with members of Town boards and commissions as well as staff.

In the 1998 Residents' Survey, questions were asked about existing recreation facilities and open space, and Town efforts of protecting the open space, wetlands, natural and scenic areas in the community. The survey shows that, overall, the community is pleased with both the existing facilities and the Town's protection efforts. In fact, a minimum of eighty-five percent (85%) or more residents rated the various existing recreation facilities and open space as 'good or excellent'. The most favorable responses were for Farm Pond, Horse Trails, and Amount of Open Space.

Town efforts to protect and maintain these resources were also rated highly. Protection of scenic views, wetlands and scenic roads, flood plains were all rated "about right" by respondents. There was concern voiced regarding maintenance of agricultural uses and lands, however.

Historic and Current Conditions

Open Space, Recreation, Natural and Cultural Resources are key components of Sherborn's rural character. When asked to rank five topics (rural character, Town Center, residential growth policy, Town services and facilities, and economic development) in order of importance, rural character was ranked first followed by residential growth policy, which impacts the current community character. Again the importance of Sherborn's character is documented to be highly valued by its residents. The historic and current conditions of Open Space, Recreation, Natural Resources and Cultural Resources are each described below.

Open Space

Previous *Master Plans* and *Open Space and Recreation Plans*, and the interviews conducted during this planning process, all agree about the importance of Sherborn's open space. Open space is key to Sherborn's identity as a rural community in an increasingly active development corridor.

Open space protects Sherborn's aquifers, and helps protect the water quality of the private wells that serve virtually all residents and businesses. As noted in the Land Use and Public Services and Facilities sections, a hydrogeological study has determined that a town-wide public water system is not feasible. While a limited system is possible, construction of a

public water system would be expensive and time consuming, and it would face numerous regulatory hurdles. If a public water system is built, it will increase landowners' costs (through higher taxes and/or betterment assessments) and may increase development pressure on farms and private open spaces. As long as private wells provide sufficient quantity and quality of water, the Town can avoid constructing a public water system.

Sherborn has worked steadily towards meeting its Open Space Goals. It has done this by protecting its natural resources, which preserves much of the Town's rural character. It has maintained many scenic roads and numerous well-used trails, parks and ponds, and has made available a wide variety of outdoor recreation opportunities.

According to the 1996 *Open Space and Recreation Plan*, nearly one-fifth (1/5) of the land in Sherborn had some protection from development. An additional thirteen percent (13%) had temporary, but not permanent, protection. Table 5 lists the protected open space in Sherborn. Figure 9 illustrates them, and shows development constraints as well. Table 5 indicates that there are now 2937 acres (more than 28% of Sherborn's land area) with a strong degree of protection from development. As indicated below, another 1479 acres (more than 14%) have some temporary protection under the Chapter 61, 61A and 61B program.

Chapter 61, 61A, and 61B Protected Open Space

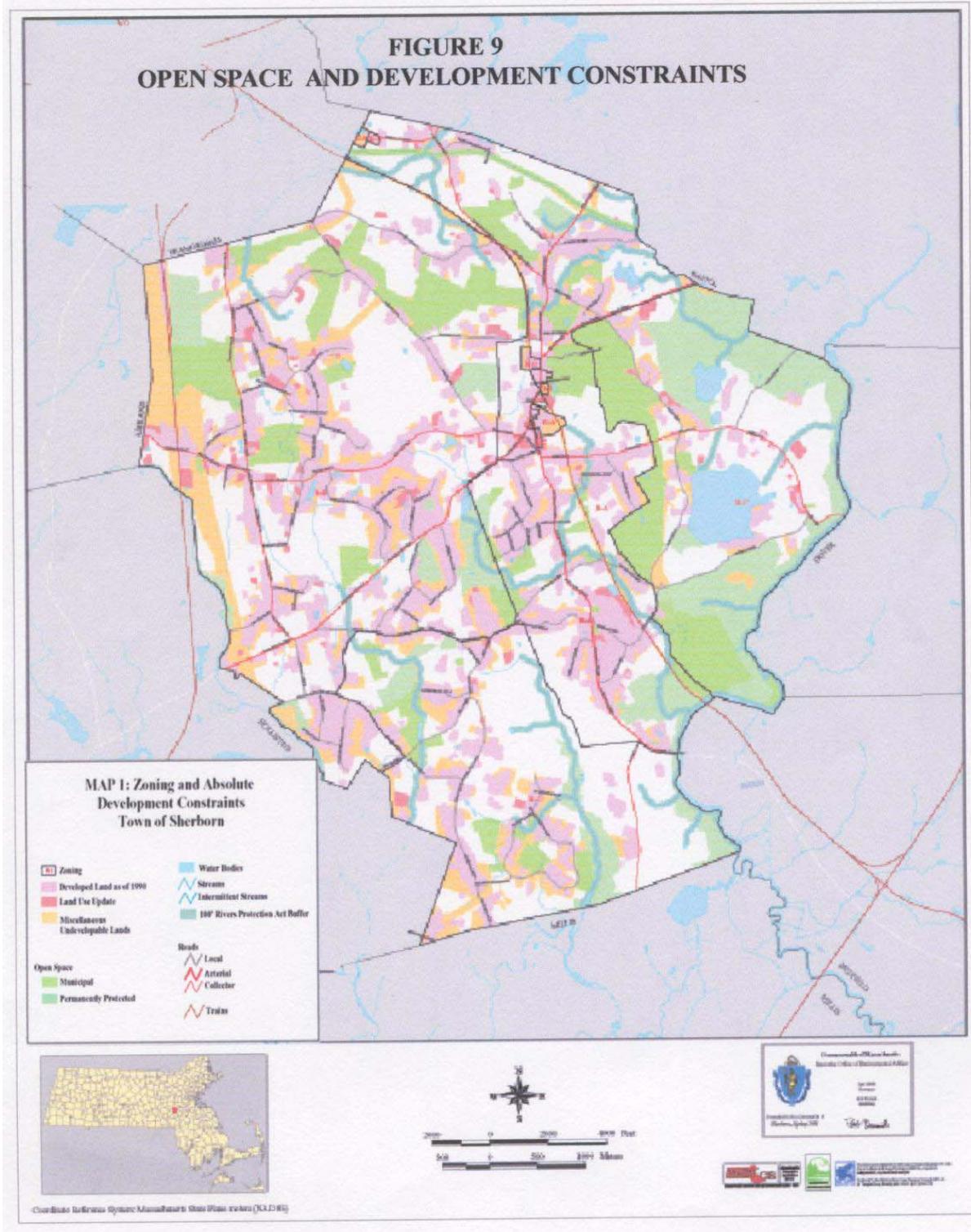
The government of Massachusetts established Chapters 61, 61A, and 61B of the General Laws after court decisions required all land to be assessed at 100% of its market value. These statutes allow the Towns to tax Forest Land (Chapter 61), Farmland (Chapter 61A) and Recreation Land (Chapter 61B) differently from other land. The purpose of this legislation is to reduce pressure on landowners to sell or develop their properties in order to pay real estate taxes. In addition to limiting taxes, these Sections of the General Laws also limit betterment fees.

TABLE 5
Protected And Recreational Open Space

| OWNERSHIP | ACREAGE |
|---|----------------|
| Town of Sherborn – Includes Town Forest, Farm Pond, Pine Hill School, Cemeteries and other recreation and open space resources. It does not include Town facilities such as Town Offices, Police and Fire Stations and CMD Garage sites. | 1681 |
| Massachusetts Audubon Society | 294 |
| Trustees of Reservations | 228 |
| Rural Land Foundation | 140 |
| U.S. Army Corps of Engineers – Includes fee ownership of Sherborn lands within the Charles River Natural Valley Storage area flood control lands. It does not include additional conservation restrictions that are also part of this project. | 82 |
| Upper Charles Conservation, Inc. | 80 |
| Commonwealth of Massachusetts – Includes primarily an M.W.R.A. aqueduct, and land associated with the Framingham prison. This land is not protected, but unlikely to be developed in the near term. | 57 |
| TOTAL | 2562 |
| Conservation Restrictions – Includes conservation restrictions for both flood control (187 acres in favor of U.S. Army Corps of Engineers) and open space (188 acres) purposes. | 375 |
| GRAND TOTAL | 2937 |

Note: The Appendix contains a more specific list by Assessors Map and Parcel number. It should also be noted that these figures do not include conservation restrictions

Source: Assessors Records



The legislation also contains provisions allowing the Town to recover some of the taxes forgone, and recover all of the betterment fees, if the land is later sold and/or developed for other uses. It also provides Towns with a 60-day (*Chapter 61*) or 120-day (*Chapters 61A and 61B*) Right of First Refusal if the land is sold with intention of taking it out of protected use. The Appendix includes a summary of these three programs. Table 6 lists the Chapter 61, 61A and 61B properties in Sherborn in 2001.

Recreation

Sherborn has approximately 150 acres of outdoor recreation facilities, which include soccer fields, baseball diamonds, and tennis and basketball courts. In addition, Farm Pond and its associated beach provide parking facilities, swimming, fishing, row boating and sailing, and Little Farm Pond and the Charles River provide boating and fishing. In winter, ice-skating is sometimes possible on the ponds.

In contrast, there are limited public and no private indoor recreation facilities in the Town. Sherborn currently has one indoor basketball court, located in the Pine Hill School. This is a serious lack in an area where outdoor activities are limited for 5 to 6 months of the year by winter. The *1996 Open Space and Recreation Plan* recognized the need for "increase[d] recreational opportunity," and specifically "that recreational opportunities for pre-teens and teenagers are very limited."

Natural Resources

The major issues related to *Natural Resources* are the protection and sustainability of Sherborn's water supply, and protection of the water quality in the ponds and in the Charles River.

Farm Pond is the Town's most visible and significant natural resource. As a "great pond," it provides habitat for a number of species, serves as the Town's most prominent recreation resource, and its aquifer offers the potential to serve as a source for a limited public water supply in the future. While it is not a goal of the Town to establish a public water supply in the near future, it is a goal to keep the option open by protecting its aquifers.

The Town's groundwater is its most important resource since the entire Town is dependent on it as a source of drinking water through private wells. Accordingly, the Town has adopted a strong Groundwater Protection Bylaw as well as septic system regulations to protect this resource. However, groundwater protection is an on-going effort that requires constant vigilance to become aware of new issues, regulations and activities that may impact this resource. It also requires an on-going public education effort regarding proper use and disposal of household chemicals, fertilizers, pesticides, herbicides, etc.

Sherborn is located primarily in the Charles River Watershed, though the northwestern corner is in the Sudbury River Watershed. A study of groundwater within the Charles River

TABLE 6
Chapter 61, 61A and 61B Properties

| | Map | Parcel | Acres |
|-------------------------|-----|--------|---------------|
| Chapter 61 | | | |
| 1 | 1 | 13 | 10.00 |
| 2 | 1 | 13A | 3.45 |
| 3 | 1 | 13B | 11.29 |
| 4 | 3 | 91A | 3.01 |
| 5 | 4 | 16 | 14.95 |
| 6 | 6 | 50 | 20.00 |
| 7 | 7 | 132 | 11.19 |
| 8 | 7 | 132A | 20.00 |
| 9 | 10 | 52 | 3.00 |
| 10 | 10 | 53 | 6.00 |
| 11 | 10 | 54 | 17.00 |
| 12 | 10 | 80 | 31.63 |
| 13 | 12 | 119 | 15.20 |
| 14 | 13 | 68 | 66.5 |
| 15 | 13 | 69 | 45.00 |
| 16 | 14 | 5 | 23.84 |
| 17 | 15 | 1 | 3.97 |
| 18 | 15 | 2 | 26.62 |
| TOTAL CHAPTER 61 | | | 332.65 |
| Chapter 61A | | | |
| 19 | 3 | 7A | 11.95 |
| 20 | 5 | 1 | 18.00 |
| 21 | 5 | 3 | 50.8 |
| 22 | 7 | 91 | 11.70 |
| 23 | 10 | 68 | 9.24 |
| 24 | 1 | 23 | 45.6 |
| 25 | 2 | 95 | 16.00 |
| 26 | 2 | 79F | 6.37 |
| 27 | 3 | 16 | 5.00 |
| 28 | 3 | 16A | 2.93 |
| 29 | 3 | 80A | 4.33 |
| 30 | 5 | 7 | 36.50 |
| 31 | 5 | 63 | 11.36 |
| 32 | 8 | 81B | 9.06 |
| 33 | 12 | 161A | 45.78 |
| 34 | 13 | 68 | 52.50 |
| 35 | 13 | 21A | 42.50 |

TABLE 6
Chapter 61, 61A and 61B Properties
 (Continued)

| | Map | Parcel | Acres |
|---------------------------------------|-----|--------|----------------|
| Chapter 61A (Continued) | | | |
| 36 | 15 | 8 | 159.00 |
| 37 | 16 | 16 | 38.5 |
| 38 | 6 | 37 | 33.00 |
| 39 | 10 | 5 | 73.00 |
| 40 | 3 | 18 | 6.00 |
| 41 | 3 | 100 | 14.00 |
| 42 | 13 | 19 | 104.93 |
| 43 | 14 | 5 | 3.00 |
| 44 | 2 | 79 | 7.45 |
| 45 | 2 | 123 | 8.5 |
| 46 | 2 | 76A | 1.06 |
| 47 | 2 | 79Y | 2.52 |
| 48 | 3 | 19 | 41.00 |
| 49 | 3 | 88 | 24.00 |
| 50 | 5 | 65 | 5.00 |
| 51 | 7 | 92 | 8.92 |
| 52 | 13 | 69 | 24.00 |
| 53 | 5 | 78 | 41.60 |
| 54 | 16 | 1 | 7.38 |
| 55 | 15 | 8A | 30.14 |
| TOTAL CHAPTER 61A | | | 1012.62 |
| Chapter 61B | | | |
| 56 | 1 | 3 | 31.44 |
| 57 | 6 | 66 | 20.00 |
| 58 | 7 | 2 | 68.00 |
| 59 | 12 | 121 | 7.96 |
| 60 | 12 | 121A | 5.87 |
| TOTAL CHAPTER 61B | | | 133.27 |
| TOTAL CHAPTER 61, 61A, 61B | | | 1478.54 |

Watershed is currently being conducted by the Charles River Watershed Association and the U.S. Geological Survey.

Wetlands represent another major resource in Sherborn. The 1996 Open Space and Recreation Plan indicates that as much as 23% of Sherborn consists of wetlands, and that there may more than 100 vernal pools. Figure 10 illustrates the wetlands and floodplains in Sherborn.

The 1996 Open Space and Recreation Plan, Environmental Inventory and Analysis Section, discusses water resources in more detail. It also discusses surficial geology, soils, vegetation, fisheries and wildlife (including rare and endangered species and wildlife corridors) and scenic and historic resources. The Environmental Inventory and Analysis is herein incorporated by reference.

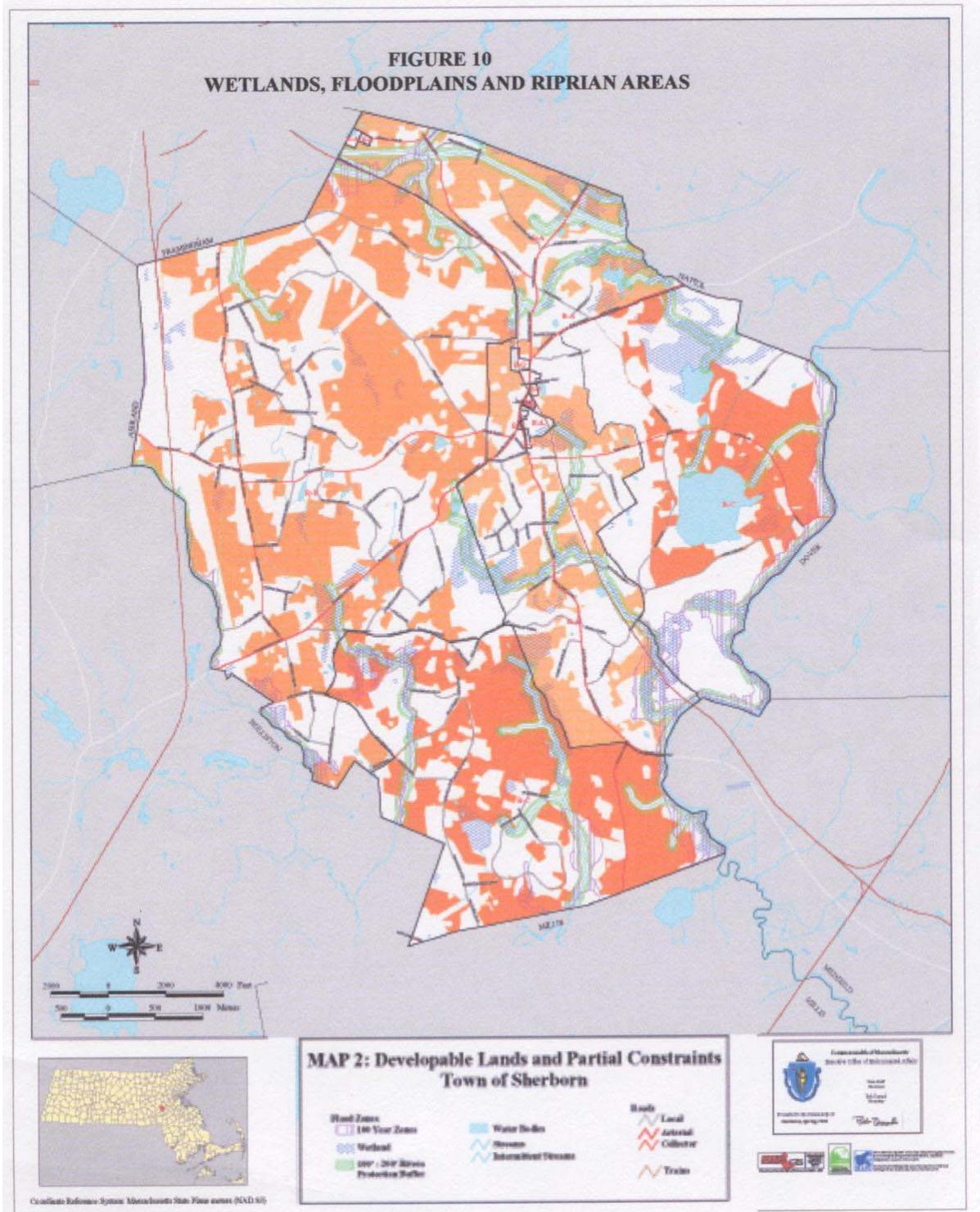
Cultural Resources

As emphasized many times in this General Plan, the primary cultural resource in Sherborn is its rural character and heritage. This consists largely of historic structures, agricultural uses, and scenic roads

The Sherborn Historical Commission has recently completed an update and expansion of its inventory of historic resources, called the “Sherborn Comprehensive Community-wide Survey Project.” The previous inventory had included most of the historic resources constructed between the 17th and 19th centuries. However, it did not include outbuildings. The update added outbuildings as well as resources built from 1900 to 1960. The survey also included three landscapes and six areas. The survey covers seven historic periods including the Contact Period (1500-1620), First Settlement (1620-1675), Colonial Period (1675-1775), Federal Period (1775-1830), Early Industrial (1830-1870), Late Industrial (1870-1915), Early Modern (1915-1945), and Late Modern Period (1945-1960). The survey describes characteristics of each of these periods. It also lists the historic surveys and makes recommendations for further study. The Sherborn Comprehensive Community-wide Survey is hereby incorporated by reference.

Agriculture has, of course, been the primary economic activity in Sherborn for most of history. While the remaining farms represent a small fraction of those that once existed, they remain a highly valued component of Sherborn’s ambience. They are valued for the link they provide to Sherborn’s heritage as well as the open space and fresh agricultural products that are available in Town.

Sherborn has 26 Scenic Roads designated under the Massachusetts Scenic Roads Act. These include virtually all the major routes with the exception of the State-numbered routes. This designation provides protection by requiring a public hearing before any trees or stone walls within the street right-of-way can be removed or altered.



Goals

The following goals have been derived from the 1996 Open Space and Recreation Plan, a Residents Survey, a public visioning session, the General Plan Sub-committee reports and additional public comments.

1. Keep Sherborn rural and sparsely developed with ample open space
2. Maintain scenic views, enjoyed from public areas and roads
3. Continue to build and maintain greenbelts and trail systems
4. Protect and acquire land for open space, recreation and resource preservation

Issues

Water Resources -- While the Lycott study has concluded that a full-scale public water supply is not feasible, it would be prudent for Sherborn to take additional steps to protect its aquifers in order to ensure that the option of providing a limited public water supply remains open in the future. A limited system may become necessary if large numbers of people suffer water quality or quantity problems in the future that cannot be addressed on an individual basis. However, since even a limited public water supply faces difficult regulatory obstacles and would impose a fiscal burden on the Town, the first priority should be to take the necessary steps to help avoid such water quality or quantity problems.

Agriculture -- In addition to being part of Sherborn's heritage, agriculture enhances the quality of life by providing scenic vistas and a source of fresh, locally grown agricultural products. It is important that policies be adopted that help retain agricultural uses in Sherborn.

Title 5 and Innovative and Alternative Technologies -- Both the *1996 Open Space and Recreation Plan* and interviews conducted as part of the current General Plan process show great concern that some of the Town's open lands that are considered difficult or impossible to develop due to poor soils and/or high groundwater (precluding the use of conventional septic systems) may become developable under the State's revised waste water control regulations known as Title 5. This is because Title 5 allows greater flexibility for installing "innovative and alternative technologies" as well as private multi-building systems, commonly known as small wastewater treatment facilities or "package plants," but is generally more restrictive towards requirements for individual septic systems.

Trails -- In addition to protecting and adding to open space, the Town wants to make that open space more useful and beneficial, where appropriate. Two ways the Town would derive additional benefits from its open space are by establishing new trails and other non-vehicular connections between the open-space parcels, and by protecting existing view sheds along Sherborn's many rural roads. The Town will continue to work toward the "hub-spoke-wheel" concept in which a band of open space generally follows the perimeter of the town with connecting corridors extending out from the Town Center.

Regional Context -- Because open space and recreation have regional impacts, Sherborn needs to coordinate its *Open Space and Recreation Plan* with those of its neighboring communities, as well as with regional planning and recreation groups such as Metropolitan Area Planning Council (MAPC), the County Conservation District, and the Charles River Watershed Association.

Bay Circuit Trail -- *The Bay Circuit Trail* (See Figure 11) will soon serve Sherborn as a regional hiking resource. First proposed in 1929 as an ‘outer emerald necklace’, linking parks, open spaces, and waterways from Plum Island to Kingston Bay, the Bay Circuit idea - a precursor of today's national greenways movement - continues to be put in place. Focused on a 200-mile corridor of 50 cities and towns, the Bay Circuit Trail connects the ‘pearls’ of the ‘necklace’. Community by community, the dream of connecting over 79 areas of protected land in a greenway around Boston is now becoming a reality. Of the total projected trail length of 170 to 200 miles; 140 miles are currently open to the public. Trek 2000 allowed some 40 people to cover nearly the entire route, although some land was made accessible only by temporary permission.

Recommendations

The following are the major recommendations concerning Open Space, Recreation, Natural and Cultural Resources:

Open Space

1. The Land Acquisition Committee should continue its efforts to evaluate the remaining large parcels in terms of the following priorities for acquisitions:
 - a. Parcels critical to preserving aquifers and recharge areas.
 - b. Parcels that provide links between existing open space parcels that will preserve migratory paths for wildlife as well as provide trail links for walkers, bicyclists, cross-country skiers and equestrians (hub-spoke-wheel concept).
 - c. Parcels needed for other municipal needs and elderly/affordable housing.
2. Adopt the recently passed Community Preservation Act to help fund these purposes (A discussion of the Community Preservation Act is found in the Goals and Policies Statement).

Recreation

3. The Land Acquisition Committee should acquire more land for ball fields. Preferred locations for recreation fields:
 - Close to Town Center.
 - Near existing facilities.
 - On main roads.
 - On flat land.
4. Adopt and use the Community Preservation Act to fund recreation improvements.
5. Investigate sharing of Medfield State Hospital facility with Medfield and/or Dover for both outdoor and indoor recreation facilities.
6. Be creative in finding recreation land. For example, where appropriate, use existing Town Forest or conservation land suitable for recreation (e.g. adjacent to Laurel Field and Ward Parks Pond) for that purpose, while replacing the conservation land with land elsewhere that is not suitable for recreation (e.g. Darcy Wilson property).

Natural Resources

Water Supply

7. Support educational efforts to minimize private behavior that may imperil the water supply.
8. Review groundwater protection bylaw and strengthen as necessary.
9. Strictly protect identified aquifers through regulation and acquisition.

Historic Resources

Historic Preservation

10. Help Historic Commission to preserve significant buildings.
11. Encourage measures to retain Sherborn's historic character.
12. Adopt and use Community Preservation Act to help fund historic preservation efforts.
13. Encourage Town Boards to include preservation of historic features in the evaluation for decision-making.
14. Extend historic designations such as National Register listings on historic assets as appropriate.

Agriculture

15. The Town should look favorably upon exercising its right of first refusal on any Chapter 61A lands that become available.
16. Consider and evaluate the following policies to encourage the retention of agriculture:
 - a. Purchase the development rights of agriculture land in order that owners may receive market value (minus agricultural rights) for the property while enabling them to continue to farm it.
 - b. Create a new "Agriculture" zoning district in which only Open Space Subdivisions are allowed so that owners retain development rights but at least a significant portion of the land is retained for agriculture or other open space use.
 - c. Provide for transfer of development rights so that owners may sell development rights for use elsewhere in Town while preserving agricultural use on their property (A variation may be to allow such transfer only for elderly and/or affordable housing).
 - d. Locally fund development restrictions on agricultural land for a fixed period of time.

IMPLEMENTATION

Introduction

The purpose of the Implementation Plan is to suggest actions by which to implement the recommendations that appear in the previous sections of this General Plan. This Plan focuses on the “big picture.” Its primary intent is to provide guidance that will, to the extent practicable, preserve Sherborn’s existing character. A second important intent is to support and encourage those changes that will help to enhance the quality of life in Sherborn. Consequently, the Implementation Plan is limited to a minimum of items that will achieve these ends.

This document is intended to be a dynamic one that changes as conditions change. Thus, rather than get bogged down in details that may quickly become outdated, the Implementation Plan provides general guidance on how to achieve the recommendations. The Planning Board will subsequently formulate more specific measures to advance implementation of the recommendations in conformance with the Goals and Policies Statement in the months and years ahead.

The following are the implementation measures recommended by the Planning Board:

IMPLEMENTATION MEASURE #1 – ADOPT COMMUNITY PRESERVATION ACT

The most significant implementation measure is the adoption of the Community Preservation Act (CPA). The purposes of that Act – preservation of open space and historic resources and expansion of recreation facilities and affordable housing – mirror almost exactly the primary goals of the General Plan. To reiterate, the CPA allows Towns to adopt a property tax surcharge of up to 3% and allows the revenues to be dedicated to the purposes stated above. It also provides a dedicated revenue source at the state level that is used to match the revenues raised locally. In addition, it provides certain exemptions to limit the extra tax burden on those who can least afford it.

Additional study is needed to carefully evaluate the impacts of the CPA, create a selection of potential projects that could be funded if the CPA were in place, and educate the public about its advantages and disadvantages. However, based on its knowledge of the CPA and its priorities for the future of Sherborn, the Planning Board hereby strongly encourages the adoption of the CPA as the most effective single measure in implementing the goals and policies of the General Plan.

IMPLEMENTATION MEASURE #2 – FURTHER EVALUATE WATER SUPPLY PROTECTION NEEDS

A constant theme of this General Plan is the fragility of the water supply due to Sherborn's virtual total dependence on private wells and septic systems. The Groundwater Protection Committee, in conjunction with the Water Commission and Board of Health, should conduct additional studies to determine if additional measures are needed to protect both our existing private water supply and our limited potential future public water supply. Such measures may include one or more of regulatory measures, land acquisition, public education efforts, or others. A regional groundwater hydrology study of the Upper Charles River Basin is currently underway and will provide important information. Additional Town-sponsored studies may also be required. The CPA can provide the funding for acquisitions that may be needed for water protection purposes.

IMPLEMENTATION MEASURE #3 – ACQUIRE ADDITIONAL OPEN SPACE PARCELS

Sherborn is fortunate to have a substantial system of open space. However, much of the land that contributes to Sherborn's character is not protected open space. Furthermore, providing appropriate links among the existing parcels helps preserve wildlife habitat and migratory paths and expands opportunities for public access to existing and future trails. The Land Acquisition Committee should continue to evaluate parcels and update its criteria and priorities as conditions warrant. Again, the CPA can provide the resources to make such acquisitions possible.

IMPLEMENTATION MEASURE #4 – CONSTRUCT ADDITIONAL AFFORDABLE HOUSING

The trend in Sherborn housing has been to larger and more expensive houses. This reduces diversity. Leland Farms has been a successful project, and has provided ten units of affordable housing. Much more is needed. The Sherborn Housing Partnership, in conjunction with the Sherborn Community Housing Corporation, should begin to explore sites and methods of getting more units constructed. Several options, including a variety of public/private partnerships should be explored. For example, rather than burdening volunteers from the Sherborn Community Housing Corporation to oversee the design and construction of a project, the Town could acquire a site, draft specifications and issue a Request for Proposals for private developers to manage the design and construction, or at least the construction. The Housing Partnership should also review the criteria for creating accessory apartments. Affordable housing is another purpose for which revenues derived from the CPA could be used.

IMPLEMENTATION MEASURE #5 – DEVELOP PACKAGE OF IMPROVEMENTS FOR TOWN CENTER

The current state of Sherborn Town Center is not acceptable to the residents of the Town. It neither functions effectively as a Town Center nor does it have an attractive appearance. An approved redevelopment project at 19-23 North Main as well as other projects in the conceptual stage promise to make a positive impact on both the function and appearance of the Town Center. The Town should work with Town Center property and business owners to secure linked parking, prepare design guidelines, adjust zoning bylaw, improve aesthetics of both public and private properties, and evaluate necessary infrastructure improvements (including the burying of utility wires) that will improve the function and appearance of the Town Center and promote economic development at a scale appropriate for a small New England town.

IMPLEMENTATION MEASURE #6 – IMPROVE CIRCULATION WITH EMPHASIS ON PEDESTRIAN, BICYCLE AND EQUESTRIAN PATHS AND FACILITIES

Circulation can be improved and expanded by emphasizing pedestrian, bicycle and equestrian facilities. New links between residences and activity centers should be provided and existing facilities enhanced. This includes adding sidewalks as well as off-road paths. In addition, the legal status of existing trails and/or “cart paths” should be researched.

IMPLEMENTATION MEASURE #7 – EXPAND AND IMPROVE RECREATION OPPORTUNITIES

The Land Acquisition Committee should seek addition land for recreation fields. The preferred locations are within a mile of the Town Center. In addition, the possibility of a regional recreation center at the Medfield State Hospital site should be explored. The CPA is a potential funding source for additional recreation acquisitions and/or facilities.

APPENDIX

SHERBORN GENERAL PLAN

PROFILE OF EXISTING CONDITIONS AND TRENDS

INTRODUCTION

This section is a compilation and analysis of data that pertains to Sherborn's present circumstances as well as its future. It includes a general profile of Sherborn's historic growth and current conditions in terms of general demographic, environmental, and economic data

SHERBORN PROFILE

This section presents a demographic and economic profile of Sherborn. The profile includes historic as well as current conditions. In many cases, comparisons with abutting Towns and/or Massachusetts as a whole and the United States are also included. The profile includes an overview of population, income, education, age, and employment.

Population

Table A-1 presents Sherborn's population from 1940-2000, as well as the populations of abutting towns, Massachusetts, and the United States. The Table clearly illustrates the impact of the post-World War II suburbanization boom on this region, and documents that the decade of the 1960's

TABLE A-1

POPULATION OF SHERBORN ABUTTING TOWNS, U.S. AND MASSACHUSETTS, 1940-1996

| | 1940 | 1950 | 1960 | 1970 | % Change | 1980 | % Change | 1990 | % Change | 2000* | % Change* |
|-----------------|--------------|--------------|--------------|--------------|---------------------|--------------|---------------------|--------------|---------------------|--------------|----------------------|
| Sherborn | 1,022 | 1,245 | 1,806 | 3,309 | 83.22% | 4,049 | 22.36% | 3,989 | -1.48% | 4200 | 5.29% |
| Dover | 1,374 | 1,722 | 2,846 | 4,529 | 59.14% | 4,703 | 3.84% | 4,915 | 4.51% | 5,558 | 13.08% |
| Holliston | 3,000 | 3,753 | 6,222 | 12,069 | 93.97% | 12,622 | 4.58% | 12,926 | 2.41% | 13,801 | 6.77% |
| Medfield | 4,384 | 4,549 | 6,021 | 9,821 | 63.11% | 10,220 | 4.06% | 10,531 | 3.04% | 12,273 | 16.549% |
| Millis | 2,278 | 2,552 | 4,374 | 5,686 | 30.00% | 6,908 | 21.49% | 7,613 | 10.21% | 7,902 | 3.60% |
| Ashland | 2,439 | 3,500 | 7,779 | 8,882 | 14.18% | 9,165 | 3.19% | 12,066 | 31.65% | 14,674 | 21.61% |
| Natick | 13,851 | 19,838 | 28,831 | 31,057 | 7.72% | 29,461 | -5.14% | 30,510 | 3.56% | 32,170 | 5.44% |
| Framingham | 23,214 | 28,086 | 44,526 | 64,048 | 43.84% | 65,113 | 1.66% | 64,989 | -0.19% | 66,910 | 2.96% |
| Massachusetts | 4,316,721 | 4,690,514 | 5,148,578 | 5,689,170 | 10.50% | 5,737,037 | 0.84% | 6,016,425 | 4.87% | 6,349,097 | 5.5% |
| United States | 132,164,569 | 150,325,798 | 179,323,175 | 203,211,926 | 13.32% | 226,545,805 | 11.48% | 255,082,000 | 12.60% | 281,421,906 | 10.3% |

Sources: U.S. Census, various years

was the period of greatest growth in Sherborn. During this decade, the Town's population grew from 1806 to 3309, an increase of 83.22%. As the Table shows, all the Towns in the region, except Natick, experienced substantial double-digit growth during this decade. On a percentage basis, only Holliston exceeded Sherborn's growth with a 93.97% increase. Of course, in absolute numbers, Framingham had the greatest growth during this period as it increased from 44,526 in 1960 to 64,048 in 1970. Framingham's population has remained stable, in the 64,000-65,000 range, since then.

Sherborn also experienced significant population growth during the decades of the 1950's and 1970's. The population increased from 1245 in 1950 to 1806 in 1960, an increase of nearly 600. It rose from 3309 to 4049, an increase of more than 700, from 1970 to 1980. The U.S. Census Bureau's estimated population in 1996 was 4107, an increase of just 58 persons between 1980 and 1996. It should be noted that the Town Clerk's annual census for 2000 indicated a population of 4472. (The major difference between the Town Clerk's census and the U.S. Census is that students living away from home are counted in the Town census as Sherborn residents, while the U.S. Census counts them as residents of the place in which they live while going to school.).

Education

Tables A-2 and A-3 present education levels in Sherborn and surrounding towns as well as Massachusetts and the United States. Again, the percentage of the population age 25 and over in 1990 with high school degrees was the highest in the region and significantly higher than the percentages for Massachusetts and United States. The percentage of college graduates was also the highest in the area. Except for Dover and Medfield, it was generally 50-100% higher than the surrounding towns and more than double the levels of Massachusetts and the United States.

Age

Tables A-4 and A-5 present age breakdowns in Sherborn according to the U.S. Census and Town Census respectively, for the years 1980, 1990, 1995 and 1998. The major trend shown in these tables is the growth in the 65+ age group. This group has nearly doubled in both absolute numbers (227 to 449) and percentage of total population (5.6% to 10.18%) from 1980 to 1998. Reflecting the end of the baby boom era and the start of the baby boom echo, the number of persons under 18 declined from 1417 in 1980 to 1029 in 1990. The decline has now been reversed and the number increased by 1998 to 1249.

TABLE A-2

EDUCATION, 1980 AND 1990

PERCENTAGE HIGH SCHOOL GRADUATES (AGE 25 AND OVER)

| | | 1980 | | 1990 |
|-----------------|--|--------------|--|--------------|
| Sherborn | | 94.3% | | 97.8% |
| Dover | | 95.5% | | 97.2% |
| Holliston | | 89.9% | | 93.7% |
| Medfield | | 87.7% | | 88.3% |
| Millis | | 87.0% | | 91.3% |
| Ashland | | 84.7% | | 89.4% |
| Natick | | 84.1% | | 90.5% |
| Framingham | | 82.0% | | 86.1% |
| Massachusetts | | 72.2% | | 80.0% |
| United States | | 66.5% | | 75.2% |

TABLE A-3

PERCENTAGE COLLEGE GRADUATES (AGE 25 AND OVER)

| | | 1980 | | 1990 |
|---------------|--|-------------|--|-------------|
| Sherborn | | 33.8% | | 65.5% |
| Dover | | 55.3% | | 64.3% |
| Holliston | | 18.2% | | 41.1% |
| Medfield | | 20.8% | | 49.1% |
| Millis | | 15.2% | | 34.3% |
| Ashland | | 13.8% | | 36.2% |
| Natick | | 18.1% | | 42.4% |
| Framingham | | 28.7% | | 36.4% |
| Massachusetts | | 20.0% | | 27.2% |
| United States | | 16.2% | | 21.3% |

Source: U.S. Census, 1980 and 1990

TABLE A-4

AGE OF SHERBORN RESIDENTS, 1980 AND 1990

| | <u>1980*</u> | <u>1990*</u> | <u>%Change</u> |
|-------------|---------------------|---------------------|-----------------------|
| Under 18 | 1417 (35.00%) | 1029 (25.80%) | -27.39% |
| 18-64 | 2405 (59.40%) | 2621 (65.70) | 8.98% |
| 65+ | 227 (5.60%) | 339 (8.50%) | 49.51% |
| Total | 4049 (100%) | 3989 (100%) | -1.48% |
| Median Age | 32.3 | 38.87 | 20.34% |
| U.S. Median | 30.00 | 32.8 | 9.33% |
| MA Median | 31.10 | 33.6 | 8.03% |

*Percent of Total shown in parentheses

Source: U.S. Census, 1980 and 1990

TABLE A-5

AGE OF SHERBORN RESIDENTS, 1990, 1995 AND 1998

| | <u>1990*</u> | <u>1995*</u> | <u>1998*</u> | <u>%Change 1990-98</u> |
|----------|---------------------|---------------------|---------------------|-------------------------------|
| Under 18 | 1027 (23.96%) | 1199 (27.55%) | 1249 (28.31%) | 21.62% |
| 18-64 | 2917 (68.06) | 2746 (63.10%) | 2713 (61.50%) | -7.01% |
| 65+ | 342 (7.98%) | 407 (9.35%) | 449 (10.18%) | 31.29% |
| Total | 4286 (100%) | 4352 (100%) | 4411 (100%) | 2.92% |

*Percent of Total shown in parentheses

Source: Town Clerk's Annual Census

Between these two age groups, the number aged 18-64 has declined by 7.01% since 1990 from 2917 to 2713 (It should be noted that this age group is the most affected by the difference between the U.S. and Town Censuses). This decline has offset to some degree the growth in the other two age groups. While the total population has grown by only 2.92% from 1990 to 1998, the under 18 group has grown by 21.62% and the 65+ group has increased by 31.29% (following a 49.51% increase from 1980 to 1990).

Population and Employment Projections

The Metropolitan Area Planning Council has projected population by age cohort for the years 2000, 2010, 2020, and 2025. These projections are presented in Table A-6. As the table shows, Sherborn's population is projected to grow to 4642 by 2020 and 4756 by 2025.

Probably the most interesting aspect of these projections is the change in age breakdown. The overall population is projected to increase only 9.4% from an estimated 2000 population of 4245 to 4642 in 2020. The 65 and over age cohort is projected to increase from an estimated 667 in 2000 to 1410 in 2020, and increase of 111%. The 65+ segment of the population will increase from about 15.7% of the total population in 2000 to 30.4% in 2020, according to the MAPC projections.

Table A-7 contains employment projections by major sector.

Tables A-6 and A-7

SHERBORN BUILDOUT ANALYSIS

Introduction

This preliminary buildout analysis is intended to present an order of magnitude estimate of the ultimate number of buildable residential lots that could be created in Sherborn under the current Zoning Bylaw. The analysis is based on the Assessor's database from 1998. An updated Assessor's database was not available in time for this analysis

In addition, many of the factors that impact future buildout are uncertain and changeable based on the assumptions used as well as advancing technology. Thus, this analysis is not to be construed as a projection of future population, only an estimate based on existing zoning.

It should also be noted that this analysis includes both conservative and liberal elements that, more than likely, balance each other out to provide a reasonable outcome. For example, no land is excluded due to its ability (or lack thereof) to accommodate a septic system. This is due to the assumption that technology will eventually become available to permit building on land that is now considered "unbuildable." This tends to result in overestimating the number of potential lots.

On the other hand, wetlands were accounted for in two ways. The Assessor's database includes a category called "Undevelopable." Many of these lands are wetlands and were excluded from the analysis. In addition, it has been determined that 23% of Sherborn's land area consists of wetlands. After other lands (such as Town-owned land, protected open space, etc.) had been excluded from the analysis, the remaining "developable" land was discounted by 23% to account for wetlands even though some were already excluded in the "undevelopable" category and even though wetlands could be located on a portion of a lot and it could still be developable. This would tend to result in underestimating the number of potential lots.

Many other factors impact the ultimate buildout. For example, adjacent parcels may not have additional development potential on their own, but do have development potential when combined. Other large parcels may be developable but the owners prefer to maintain them as large parcels rather than developing them. Also, current trends toward large houses may result in larger lots regardless of what zoning minimums may exist. Thus, estimating buildout is an inexact science, but valuable in providing a rough guide to what the future needs of a Town are likely to be.

Methodology

This analysis was done on a zone-by-zone basis. That is, each of the three residential districts was addressed separately to determine the number of potential lots in each. In each case, the first step was to eliminate all the tax-exempt land owned by the Town, the U.S. Army Corps of Engineers, Audubon Society, Trustees of Reservations, etc. It was assumed that these lands would not be developed.

Second, all lands classified as undevelopable by the Assessor's Office were removed from the list. Again, these were assumed to be undevelopable. Next, the parcels that were already built on and

had less than twice the minimum area required in that zoning district and/or less than twice the minimum frontage for that district were eliminated as not having further development potential.

Existing parcels that had less than twice the minimum area and/or the minimum frontage but were not yet developed were counted. Next, those parcels already built on which had less than three times the minimum acreage for its district and more than twice the required frontage were assumed to be able to accommodate one additional lot each (through 81-P process). Then, those with more than triple the minimum required area were identified as having development potential. Their areas were then combined and reduced by 23% to represent the percentage of land in Town that is wetlands. The remaining land was then assumed to be developable. It was assumed that 15% of this area would be needed for streets and to account for odd-shaped lots and that the remaining 85% could be divided into lots based on the minimum area for that district. Since these parcels already have houses on them, the number of developable lots was reduced by the number of existing houses on these parcels.

Finally, a similar process was used for the remaining land, which was undeveloped and had development potential. Their areas were combined and reduced by 23% to account for wetlands. Then it was assumed that 85% of the remaining land could be divided into lots based on the minimum lot size of that district.

Results

The table below summarizes the result of the analysis. It should be noted that Zone A comprises a band of land running north and south through the middle of Sherborn roughly along both sides of Route 27. It has a 1-acre minimum lot size and requires 150 feet of frontage. Zone B encompasses the western area of Town. It requires a 2-acre lot size and 200 feet of frontage. Zone C is located on both the east and south sections of Town, bisected by Zone A. Zone C has a 3-acre minimum lot size and 250 feet of frontage.

| | <u>Zone A</u> | <u>Zone B</u> | <u>Zone C</u> | <u>Total</u> |
|---|---------------|---------------|---------------|--------------|
| Unbuilt existing developable single lots | 14 | 27 | 14 | 55 |
| Lots from parcels that can accommodate a single additional lot | 41 | 25 | 4 | 70 |
| Lots from parcels with houses but with potential for more than one additional lot | 269 | 215 | 175 | 659 |
| Lots from undeveloped parcels with potential for more than one additional lot | 204 | 187 | 87 | 478 |
| TOTALS | 528 | 454 | 280 | 1262 |

Thus, Sherborn has the potential for an additional 1262 house lots. Using a rough figure of 3 persons per households (which is the approximate actual figure in 2000), this would result in an

additional population of 3786 persons. Added to the Town Census population for 2000 of 4472, this would result in a population of 8258.

It should be noted that this is a theoretical ultimate figure that is not a projection and is tied to any timetable. At the current rate of less than 10 building permits per year for new single-family homes, it would take more than 126 years to reach this figure. On the other hand, if septic technology changes rapidly or if there are bylaw or regulatory changes, the pace of development could increase rapidly.

Another buildout analysis was done for Sherborn in June, 2001, by the Metropolitan Area Planning Council for the Massachusetts Executive Office of Environmental Affairs. The MAPC buildout analysis, using a different methodology, estimated a buildout population of 8699. This included a total of 3105 households compared to 1510 in 2000.

Chapter 61, 61A, and 61B Protected Open Space Program Summary

| CRITERIA | CHAPTER 61 | CHAPTER 61A | CHAPTER 61B |
|-----------------------------------|--|---|--|
| Minimum Size | 10 Acres | 5 Acres | 5 Acres |
| Eligibility Requirements | Commitment to improve quantity and quality of timber crop | Minimum of \$500/year gross product sales, plus \$5.00 for each agricultural acre, or 50¢ for wetland or woodland acres above 5 | Land in natural state to retain wildlife and natural resources ¹ , devoted to recreational uses. ² |
| Other | 10-year Forest Management Plan | Agricultural or horticultural use at least 2 years before applying. | Open to the public |
| Benefits | CHAPTER 61 | CHAPTER 61A | CHAPTER 61B |
| Local Taxes | Assessment at 5% of fair market value, minimum of \$10 per acre plus 8% of the value of timber logged. Tax rate based on commercial classification. | Assessment based on actual farm use, not fair market value. Tax rate based on commercial classification | Assessment based on actual recreation use, not fair market value, but not more than 35% of fair market value. Tax rate based on commercial classification |
| Special or Betterment Assessments | Pro rata based on cost of water pipes providing fire protection to adjacent forest land | Pro rata based on improvement to agricultural use | Pro rata based on improvement to recreation use |

¹ Including scenic resources

² Limited to hiking, camping, nature study, boating, golfing, horseback riding, hunting, fishing, skiing, swimming, picnicking, non-commercial flying, archery, and target shooting.

Chapter 61, 61A, and 61B Protected Open Space Program Summary
(Continued)

| Withdrawal Penalties | CHAPTER 61 | CHAPTER 61A | CHAPTER 61B |
|--|--|---|---|
| Right of First Refusal Goes To The Town | 60 days at full market value ¹ , (unless land is used for a house for a family member) | 120 days at sales price, or full market value if not a sale ² (unless land is used for house for family) | 120 days at sales price, or full market value if not a sale ⁵ (unless land is used for house for family) |
| Payment of Forgiven Taxes | Difference between taxes paid and taxes based on full market value, plus interest, for every year in the program, with a minimum of 5 years and maximum of 10 years ³ | Conveyance Tax: 10% of sales price, decreasing to 0% over 10 years, OR Roll-Back Tax: Difference between taxes paid and taxes based on full market value for 5 years ⁵ | Conveyance Tax: 10% of sales price, decreasing to 0% over 10 years, OR Roll-Back Tax: Difference between taxes paid and taxes based on full market value for 5 years ⁵ |
| Payment of Forgiven Betterment Assessments | Full amount plus interest, due upon change in use | Full amount plus interest, due upon change in use | Full amount plus interest, due upon change in use |

¹ Right of First Refusal can be assigned to a non-profit conservation organization for the purpose of maintaining the **major portion** of the property, subject to this assignment in use as **agricultural/horticultural land**.

² Right of First Refusal can be assigned to a non-profit conservation organization for the purpose of maintaining the **major portion** of the property subject to this assignment in use as **forestland**.

³ After 10 years in the program, the land is re-certified and the clock starts again, with a minimum of 5 years repayment.

SHERBORN OPEN SPACE PARCELS

| OWNER | MAP | LOT | ZONE | STREET | AREA (acres) | MANAGER | OTHER |
|-------|-----|------|------------------|------------------|-----------------|---------|------------|
| TOWN | 1 | 2 | B | WESTERN | 9.2 | | |
| | 1 | 8 | B | WESTERN | 45.54 | ConCom | |
| | 7 | 28 | B | OLD ORCHARD | 2.06 | ConCom | Bailey |
| | 7 | 33 | B | WASHINGTON | 20.09 | ConCom | Bailey |
| | 7 | 36 | B | OLD ORCHARD | 2.5 | ConCom | Bailey |
| | 7 | 37 | B | WASHINGTON | 6.6 | ConCom | Bailey |
| | 7 | 21A | B | OLD ORCHARD | 2.12 | ConCom | Bailey |
| | 7 | 33A | B | OLD ORCHARD | 29.46 | ConCom | Bailey |
| | 2 | 128 | B | WHITNEY | 30 | ConCom | Barber |
| | 2 | 132 | B | WESTERN | 38 | ConCom | Barber |
| | 2 | 128A | B | WHITNEY | 26 | ConCom | Barber |
| | 2 | 132A | B | WESTERN | 106.7 | ConCom | Barber |
| | 2 | 138A | B | WHITNEY | 9.17 | ConCom | Barber |
| | 2 | 98A | B | MAPLE | 1 | | Cemetery |
| | 10 | 69A | A | NO MAIN | 0.5 | | Cemetery |
| | 16 | 29 | C | FARM | 0.5 | | Cemetery |
| | 3 | 24 | B | WESTERN | 27 | | Fessenden |
| | 10 | 2 | A | NO MAIN | 6 | ConCom | Laurel |
| | 10 | 3 | A | NO MAIN | 26.01 | | Laurel |
| | 8 | 58 | C | MILL | 32 | ConCom | Leland |
| | 16 | 28 | C | FARM | 125.5 | | Little FP |
| | 5 | 56 | A | ROCKWOOD | 13.56 | ConCom | PetersHill |
| | 5 | 57 | A | COOLIDGE | 4.2 | ConCom | PetersHill |
| | 5 | 56A | A | COOLIDGE | 6.43 | ConCom | PetersHill |
| | 5 | 56B | A | COOLIDGE | 2.15 | ConCom | PetersHill |
| | 5 | 56C | A | COOLIDGE | 2.38 | ConCom | PetersHill |
| | 5 | 56F | A | ROCKWOOD | 4.94 | ConCom | PetersHill |
| | 5 | 56G | A | ROCKWOOD | 4.66 | ConCom | PetersHill |
| | 10 | 13 | A | COOLIDGE | 13.4 | ConCom | PetersHill |
| | 10 | 13A | A | COOLIDGE | 1.2 | ConCom | PetersHill |
| | 10 | 43A | A | LAKE | 16.94 | | Price |
| | 6 | 20 | B | HUNTING | 22.5 | | Tn Forest |
| | 10 | 103 | A | NO MAIN | 3.5 | | Tn Forest |
| | 12 | 193 | C | GOULDING | 96.3 | | Tn Forest |
| | 12 | 194 | C | FOREST | 153 | | Tn Forest |
| | 11 | 172 | A | CEMETERY | 4.5 | ConCom | Wards |
| | 1 | A | B | WESTERN | 3.5 | | |
| | 2 | 11 | B | STEVENS | 2 | | |
| | 2 | 12 | B | HARRINGTON RIDGE | 2 | | |
| | 2 | 13 | B | HARRINGTON RIDGE | 2.19 | | |
| 2 | 80 | B | HARRINGTON RIDGE | 3.01 | | | |

SHERBORN OPEN SPACE PARCELS

(Continued)

| OWNER | MAP | LOT | ZONE | STREET | AREA (acres) | MANAGE R | OTHER |
|-------|------|------|--------------|------------------|-----------------|-------------|-------|
| TOWN | 2 | 92 | B | WESTERN | 41.5 | D. Wilson | |
| | 2 | 121 | B | WHITNEY | 3.1 | ConCom | |
| | 3 | 23 | B | PLEASANT | 60 | ConCom | |
| | 3 | 23A | B | WHITNEY | 5.75 | ConCom | |
| | 3 | 82C | B | WASHINGTON | 6.33 | ConCom | |
| | 5 | 81 | B | PROSPECT | 17.71 | ConCom | |
| | 5 | 88 | B | PERRY | 0.5 | | |
| | 6 | 65 | B | MCGREGOR | 12.7 | ConCom | |
| | 6 | 70 | B | HARRINGTON RIDGE | 2.44 | | |
| | 6 | 72A | B | MAPLE | 23.01 | ConCom | |
| | 6 | 82 | B | BRUSH HILL | 37.54 | ConCom | |
| | 6 | 83 | B | BRUSH HILL | 35.41 | ConCom | |
| | 6 | 89 | B | PROSPECT | 107 | | |
| | 7 | 61 | B | GREENWOOD | 3.2 | ConCom | |
| | 7 | 171 | B | RUSSETT HILL | 5.1 | ConCom | |
| | 7 | 181 | B | WOODLAND | 8.56 | ConCom | |
| | 7 | 182 | B | WOODLAND | 6.79 | ConCom | |
| | 7 | 88B | A | WASHINGTON | 3.94 | ConCom | |
| | 7 | 89B | A | THOROUGHBRED | 7.6 | ConCom | |
| | 8 | 2 | B | WASHINGTON | 5 | | |
| | 8 | 12 | B | WOODLAND | 1.4 | | |
| | 8 | 36 | C | WOODLAND | 14 | ConCom | |
| | 8 | 80 | C | MILL | 13.6 | ConCom | |
| | 8 | 97 | B | MILL | 0.81 | | |
| | 9 | 7 | C | SPYWOOD | 19.1 | ConCom | |
| | 9 | 12 | C | SPYWOOD | 3.76 | ConCom | |
| | 10 | 10 | A | COOLIDGE | 0.5 | | |
| | 10 | 85 | A | EVERETT | 4 | | |
| | 10 | 31A | A | ELIOT | 1.03 | | |
| | 10 | 43C | A | LAKE | 0.76 | | |
| | 10 | 47N | A | LAKE | 1.01 | | |
| | 11 | 53 | B-G | SO MAIN | 0.75 | | |
| | 11 | 102 | A | PECKHAM HILL | 1.01 | ConCom | |
| 11 | 107 | A | PECKHAM HILL | 6.6 | ConCom | | |
| 11 | 168 | M+EA | NO MAIN | 0.3 | | | |
| 11 | 174 | A | PINE HILL | 10.7 | | | |
| 11 | 136C | A | SO MAIN | 6.03 | ConCom | | |
| 11 | 140A | A | SOUTH MAIN | 0.025 | YE OLDE POUND | | |
| 11 | 174A | A | CEMETERY | 167 | BALL FIELDS/CEM | | |
| 11 | 25A | B-G | WASHINGTON | 0.13 | | | |
| 11 | 26A | A | NO MAIN | 2.7 | | | |

SHERBORN OPEN SPACE PARCELS

(Continued)

| OWNER | MAP | LOT | ZONE | STREET | AREA (acres) | MANAGE R | OTHER |
|-------------------------|-----|-----|----------------|----------------|-----------------|----------------|-------|
| TOWN | 11 | 60B | A | FARM | 7.49 | ConCom | |
| | 12 | 12 | A | GOULDING | 9.17 | ConCom | |
| | 12 | 24 | A | BRIDLE PATH | 1.25 | ConCom | |
| | 12 | 69 | A | WOODLAND | 1.1 | | |
| | 12 | 112 | A | SO MAIN | 1 | ConCom | |
| | 12 | 113 | A | SO MAIN | 2 | ConCom | |
| | 12 | 117 | A | GOULDING | 4.28 | ConCom | |
| | 12 | 124 | A | GOULDING | 1.17 | ConCom | |
| | 12 | 125 | A | GOULDING | 1.6 | ConCom | |
| | 12 | 164 | A | WOODLAND | 1.01 | | |
| | 12 | 190 | A | SO MAIN | 1 | | |
| | 12 | 192 | C | LAKE | 11.74 | TOWN BEACH | |
| | 12 | 46A | A | BRIDLE PATH | 12.08 | ConCom | |
| | 13 | 37 | C | SPYWOOD | 3.66 | ConCom | |
| | 13 | 39 | C | BOGASTOW BROOK | 3.46 | ConCom | |
| | 13 | 41 | C | SPARHAWK | 3 | | |
| | 13 | 47 | C | BOGASTOW BROOK | 4.1 | | |
| | 13 | 49 | C | BOGASTOW BROOK | 3.02 | ConCom | |
| | 13 | 50 | C | BOGASTOW BROOK | 3.06 | ConCom | |
| | 13 | 51 | C | BOGASTOW BROOK | 3.11 | ConCom | |
| | 13 | 52 | C | BOGASTOW BROOK | 3.01 | ConCom | |
| | 13 | 56 | C | BOGASTOW BROOK | 4.25 | ConCom | |
| | 13 | 1B | A | SO MAIN | 0.58 | OLD SOUTH BURY | |
| | 13 | 47A | C | BOGASTOW BROOK | 3.24 | | |
| 13 | 57A | C | BOGASTOW BROOK | 7.25 | ConCom | | |
| 13 | 61A | C | BOGASTOW BROOK | 4.99 | ConCom | | |
| 14 | 9 | C | BOGASTOW BROOK | 3.34 | ConCom | | |
| SUB-TOTAL (Town) | | | | | 1661.67 | | |

SHERBORN OPEN SPACE PARCELS

(Continued)

| OWNER | MAP | LOT | ZONE | STREET | AREA (acres) | MANAGER | OTHER |
|------------------------------------|-----|------|------|-------------------|-----------------|----------|-------|
| U.S. ARMY CORPS OF ENGINEERS | 7 | 181A | | | 8.98 | | |
| | 7 | 182A | | | 6.87 | | |
| | 7 | 183 | B | DEERFIELD | 11.28 | | |
| | 3 | 23B | B | WHITNEY | 6.63 | | |
| | 7 | 89 | B | SAWIN | 10.6 | | |
| | 7 | 184 | B | IVY | 4.67 | | |
| | 7 | 89A | B | THOROUGHbred | 3.74 | | |
| | 12 | 48 | A | GOULDING | 6.5 | | |
| | 13 | 49A | C | BOGASTOW BROOK | 1.47 | | |
| | 13 | 50A | C | BOGASTOW BROOK | 1.43 | | |
| | 13 | 51A | C | BOGASTOW BROOK | 1.45 | | |
| | 13 | 52A | C | BOGASTOW BROOK | 1.13 | | |
| | 14 | 9A | C | BOGASTOW BROOK | 0.48 | | |
| | 10 | 58A | C | ELIOT | 2.7 | | |
| | 7 | 77A | B | RUSSETT HILL | 0.31 | | |
| | 3 | 36A | B | BROOK | 10.46 | | |
| | 7 | 179A | B | DEERFIELD | 0.3 | | |
| | 7 | 180A | B | DEERFIELD | 0.41 | | |
| | 7 | 75A | B | RUSSETT HILL | 1.62 | | |
| | 7 | 79A | B | RUSSETT HILL | 0.5 | | |
| | 7 | 80A | B | RUSSETT HILL | 0.54 | | |
| | 7 | 88A | A | WASHINGTON | 12.63 | | |
| | 14 | 6 | C | BULLARD | 3.07 | | |
| SUB-TOTAL (ACOE) | | | | | 97.77 | | |
| STATE | 1 | 33 | B | PROSPECT | 22.34 | DOC | |
| | 5 | 85 | B | PROSPECT | 7.9 | | |
| | 5 | 10 | A | COOLIDGE | 2.1 | | |
| | 5 | 10A | | | 38.2 | Aqueduct | |
| SUB-TOTAL (State) | | | | | 70.54 | | |

SHERBORN OPEN SPACE PARCELS

(Continued)

| OWNER | MAP | LOT | ZONE | STREET | AREA (acres) | OTHER |
|--------------------------------------|-------------------------------|------|------|-------------------|-----------------|---------------|
| MASSACHUSETTS. AUDUBON SOCIETY | 15 | 12 | | 3 SOUTH | 3.4 | |
| | 15 | 11 | | 3 SOUTH | 273.63 | |
| | 10 | 58C | | 3 ELIOT | 9.73 | |
| | 10 | 58D | | 3 ELIOT | 0.56 | |
| | 11 | 64D | | 3 LAKE | 5.637 | |
| | 15 | 14 | | 3 SOUTH | 0.63 | |
| | 15 | 13A | | 3 ELIOT | 0.655 | |
| SUBTOTAL (Audubon) | | | | | 294.24 | |
| THE TRUSTEES OF RESERVATIONS | 12 | 163 | 1 | SO MAIN | 18.25 | |
| | 12 | 195 | 3 | FOREST | 4.61 | |
| | 12 | 163A | 1 | SO MAIN | 6 | |
| | 13 | 5 | 1 | SO MAIN | 33.66 | |
| | 13 | 4B | 1 | SO MAIN | 6.87 | |
| | 16 | 17 | 3 | FARM | 6 | |
| | 16 | 24 | 3 | FOREST | 36 | |
| | 16 | 17A | 3 | FARM | 7.98 | |
| | 16 | 20A | 3 | FOREST | 59.68 | |
| | 16 | 20D | 3 | FOREST | 1.24 | |
| | 17 | 1 | 3 | FOREST | 24.2 | |
| | 17 | 2 | 3 | FOREST | 14.2 | |
| | 13 | 1D | 1 | SO MAIN | 9.2 | |
| SUB-TOTAL (TTOR) | | | | | 227.89 | |
| SHERBORN RURAL LAND FOUNDATION | 4 | 1 | | 2 WESTERN | 16.78 | |
| | 5 | 70 | | 2 PROSPECT | 4 | |
| | 7 | 75 | | 2 RUSSETT HILL | 3.56 | |
| | 8 | 26 | | 3 WOODLAND | 5.8 | |
| | 8 | 29 | | 3 WOODLAND | 35.13 | |
| | 8 | 46 | | 3 ASH | 6.19 | |
| | 8 | 17C | | 2 WOODLAND | 4.08 | |
| | 11 | 148 | | 1 IVY | 1.17 | |
| | 11 | 149 | | 1 IVY | 1 | |
| | 12 | 56C | | 1 SO MAIN | 1.13 | |
| | 3 | 8 | | 2 PLEASANT | 50.91 | |
| | 1 | 13C | | 2 BRUSH HILL | 10.34 | |
| | SUB-TOTAL (Rural Land) | | | | | 140.09 |
| UPPER CHARLES CONSERVATION | 1 | 3A | | 2 WESTERN | 55.37 | |
| | 2 | 156 | | 2 WESTERN | 24.546 | |
| SUB-TOTAL (Upper Charles) | | | | | 79.92 | |

Source: Assessors Data, 2001