

SHERBORN CONSERVATION COMMISSION



MEETING AGENDA

January 15, 2026

Virtual Meeting at 7:15 PM

Zoom Meeting Link: <https://us06web.zoom.us/j/83274523248>

[if there are any problems with the Zoom link, see meeting ID below and use zoom.com]

Meeting to be held remotely by video conference and telephone pursuant to Chapter 22 of the Acts of 2022: An Act Making Appropriations for the Fiscal Year 2022 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects, signed into law on February 12, 2022 and amended July 16, 2022, extended on March 29, 2023, and extended on March 28, 2025. The meeting will be recorded.

Times are estimates only. Items (other than public hearings) may be taken out of order.

Start of Recording - 7:15 PM – Public Meeting Called to Order

7:15 PM - Review Agenda (add topics not reasonably anticipated by the Chair 48 hours in advance)

7:20 PM – **NEW PUBLIC HEARING:** Request for Determination of Applicability – RDA 26-8: **Eversource Right of Way, Washington Street** (Map 3, Lot 82C) – Proposed tower work and upgrades within the ground compound and equipment pad. – *T-Mobile/Northeast Site Solutions, Victoria Masse*

7:30 PM – **NEW PUBLIC HEARING:** Request for Determination of Applicability – RDA 26-9: **156 Nason Hill Road** (Map 9, Lot 22A) – Proposal for an inground pool, spa, paver patio, site grading, and an unpermitted retaining wall. – *Kristine Uhlman, Luxury Pools by MF*

7:40 PM – **DISCUSSION:** Minor Plan Modification – Sherborn Bylaw Only #25-2: **Lot 4, 65 Farm Road** (Map 11, 60A) – Proposed minor revision to driveway layout in wetland buffer zone. – *Fenix Partners Farm Road LLC*

7:50 PM – **CONTINUED PUBLIC HEARING:** Request to Amend Order of Conditions – DEP File #283-0465: **81 Prospect Street** (Map 5, Lot 72) – Proposal to amend the existing Order of Conditions to reflect the inclusion of the single-family dwelling which has been moved into the wetland buffer zone to be compliant with the Zoning By-Law setback requirements. – *Alessandra Ferzoco (Continued from December 18, 2025)*

8:00 PM – **CONTINUED PUBLIC HEARING:** Notice of Intent – DEP File #283-0473: **84 & 86 Coolidge Street** (Map 5, Lots 54 & 55) – Proposal to construct three 3-story multi-family apartment buildings, a clubhouse, site access, parking and amenities within the 100-foot wetland buffer zone. – *KennedyWilson formerly Toll Brothers*
(Continued from September 4, October 2, 2025, October 16, 2025, November 6, 2025, November 20, 2025, December 4, 2025, and December 18, 2025)

Discussions

- Warrant
- Certificate of Compliance –Bylaw Only File #NOI 12-01 _ 18 Wildwood Drive
- Budget
- Minutes
- Land Management
- Tree Mitigation Policy

Agent's Report

- Site Issues/Questions

Administrative Approval Applications:

AA-26-33 _ 156 Nason Hill Road – Pool – DENIED
AA-26-34 _ 39 Green Lane – Entryway
AA-26-35 _ 20 Nason Hill Road – Soil Testing
AA-26-36 _ 69 Forest Street (Lot 2) – New House and Well
AA-26-13 _ 21 Goulding Street East – Updated for Septic Design

Tree Removal Applications:

- TR-26-5 _ 194 Maple Street – Removal of 1 tree.

Meeting ID: 832 7452 3248

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NEXT CONSERVATION COMMISSION MEETING – February 5, 2026