



19 Washington Street
Sherborn, Massachusetts 01770

PLANNING BOARD

James T. Guarino
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March 4, 2025

The Planning Board is aware the Zoning Bylaw articles being brought forth to this year's Town Meeting appear voluminous. In reality there are essentially 4 topics - three are State Mandated updates (MBTA MultiFamily Overlay District, ADU Accessory Dwelling Unit, and Floodplain District) and a Warrant article to clean up and add clarity to a couple sections of zoning bylaw language requested by the Building Inspector and reviewed by the Board. The links to DSCTV filmed meetings are provided to show when items were deliberated by the Planning Board over the past 12 months broken out by topic.

Sherborn Planning Board Meeting Links to DSCTV recordings for past 12 months **ANNUAL TOWN MEETING WARRANT ARTICLE BACKGROUND**

> Discussion related to Warrant Articles to Amend Zoning Definitions, Classes of Districts, etc.

2024 February 13, Tuesday - Explanation of proposed changes by Sherborn Building Inspector, Chris Canney starting at 16:40 https://youtu.be/XUwWkRd6_uM?si=k5ECN0qJhCSqIdPv&t=994 and discussion regarding the MBTA 3A Multifamily Overlay District Bylaw starting 1:04.

2024 September 17, Tuesday – starting minute 5 - Planning Board meets with Building Inspector and Sherborn Zoning Enforcement Officer, Chris Canney, to revisit several areas of the Zoning Bylaw which practical updates would clean up areas which over the years he has found to be vague or inconsistent and left to interpretation.
<https://youtu.be/kSalwMN30U0?si=v8gd053c9n5WhX6G>

2024 October 15, Tuesday – starting minute 15 - Planning Board reviews the various Zoning Bylaws and triaged for which areas identified at the September meetings could use some updates for practical and consistent language
<https://youtu.be/qSpbM-FIbXk?si=PiQBQwDhkyTCSOto>

2024 November 4, Tuesday – starting minute 9 - Planning Board again reviews the various Zoning Bylaws the Board has been working on updating language for consistency and practicality with regards to feedback from Town Counsel and the Building Inspector <https://youtu.be/rxMs67QvLA?si=H1PXBz6UmpAEK886>

2025 January 28, Tuesday – Posted **Public Hearing** for Zoning Bylaw updates to Zoning Bylaws Section 240-1.5, 2.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.9, 5.2 and 5.5 to provide consistent language and incorporate State mandates related to Accessory Dwelling Units https://youtu.be/EOMBQF0qtcl?si=BagjmKn6W5_sTOpZ

2025 February 4, Tuesday – Continuation of Posted **Public Hearing** for Zoning Bylaw updates to Zoning Bylaws Section 240-1.5, 2.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.9, 5.2 and 5.5 to provide consistent language and incorporate State mandates related to Accessory Dwelling Units https://youtu.be/mPCeT339AZo?si=n_kY7Hf87yLga1UO (*Warrant Article with proposed updates to sign bylaw are withdrawn at this meeting*)

> **Discussion related to MBTA 3A MultiFamily Overlay District Bylaw Warrant Article**

2024 February 20, Tuesday – MBTA Zoning Bylaw Presentation with Technical Consultant JM Goldson
https://youtu.be/iKXOaVXA7vU?si=tQ_vTT6L8jpGKgA&t=65

2024 March 5, Tuesday – MBTA Zoning Bylaw updates for Sherborn discussed at 38:16
<https://youtu.be/M62DIvp5wAw?si=r3XSn5jafIseW0&t=2296>

2024 March 19, Tuesday – Town Planner Report on meeting with State agencies regarding MBTA Multi Family Overlay District (MOB) starts at 26:33 <https://youtu.be/QvMXuDp1tsc?si=AdOdRbiYMiQHlHHc&t=1596>

2024 April 2, Tuesday – Town Planner Update on MBTA Multi Family Overlay district and plan to do more research and outreach within Sherborn starts at 37:02 <https://youtu.be/F4yTY179AyA?si=M-8HypmMrlsIAAz3&t=2216>

2024 April 11, Tuesday – Planning for a Town-Wide Workshop and outreach effort and town-wide mailing for June to engage residents and fellow town committee members input for the MBTA MOB overlay bylaw.
<https://youtu.be/bGgK5a3d4dA?si=cDUmlzBMs2lqTZhN&t=5777>

2024 May 7, Tuesday – Further MBTA Zoning Bylaw Planning and request from State for further technical assistance and efforts to increase community participation starting at 18:17
<https://youtu.be/zoAIXLaAswI?si=TOUDjB0kHATqCL6H&t=1097>

2024 May 21, Tuesday – Planning Board discussion regarding MBTA 3A Multifamily Zoning Bylaw starts at 2:45:00
https://youtu.be/g_biVe_Zruc?si=i0ljIPFthZ0Az840&t=10195

2024 June 11, Tuesday – Planning Board discussed the upcoming MBTA 3A Multifamily Zoning Bylaw workshop to be held on June 25th and how to encourage resident involvement and finalize a town-wide mailing at 32:48
<https://youtu.be/RDZLtm-1OUo?si=4sCJWapXW-nlEF1c>

2024 June 25, Tuesday – Planning Board held a hybrid MBTA 3a Multifamily Zoning **Bylaw workshop** at Town Hall with Technical Consultant Nels Nelson from Community Scale. will get timestamp
https://youtu.be/oF3L3zpZ5fA?si=wGaOK_CzAW2KsosC

2024 July 9, Tuesday – Planning Board discussed the feedback from community engagement at the June 25th MBTA 3A Multifamily Zoning Bylaw workshop https://youtu.be/XWhQtt_C3js?si=93-CXiXj3tZO04ol

2024 August 13, Tuesday – starting 7:10 - Planning Board reviewed and discussed how to implement results of a town-wide survey related to MBTA 3A Multifamily Zoning Bylaw <https://youtu.be/LZVINU09ixE?si=NLQN6zHQIAoE-wp7>

2024 September 10, Tuesday – starting minute 11 - Planning Board reviews MBTA Multifamily zoning bylaw language crafted with technical support from Community Scale to finalize a draft for EOHLC and MA AG office review.
<https://youtu.be/8VT6JEkV6Lg?si=Nc1oBa7jtjOxfv>

2024 December 10, Tuesday – starting minute 24 - Planning Board prepared a presentation for the December 17th MBTA 3A Multifamily zoning bylaw posted Hearing <https://youtu.be/uLmXCxd8UBo?si=25edBvkylCtwTw9x>

2024 December 17, Tuesday – Posted Public Hearing for the MBTA 3A Multifamily Overlay District Hearing
<https://youtu.be/hLAqDtPog5c?si=6FGP52AloBF3doVm>

2025 January 21, Tuesday – starting minute 12 discussion of the various proposed Town Meeting Warrant articles and the timeline for hearings and process <https://youtu.be/h7EmxYAqni0?si=aEJn7FmkbI-W9C1l>

2025 January 28, Tuesday – Posted **Public Hearing** for Zoning Bylaw updates to Zoning Bylaws Section 240-1.5, 2.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.9, 5.2 and 5.5 to provide consistent language and incorporate State mandates related to Accessory Dwelling Units https://youtu.be/EOMBQF0qtcI?si=BagjmKn6W5_sTopZ

2025 February 4, Tuesday – Continuation of Posted **Public Hearing** for Zoning Bylaw updates to Zoning Bylaws Section 240-1.5, 2.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.9, 5.2 and 5.5 to provide consistent language and incorporate State mandates related to Accessory Dwelling Units https://youtu.be/mPCeT339AZo?si=n_kY7Hf87yLga1UO

2025 February 11, Tuesday – Further discussion of the Warrant Articles Planning Board is bringing to Town Meeting https://youtu.be/YztIgpTQ51w?si=qRJ16cV2Ko_-IUV9

➤ **Discussion related to Accessory Dwelling Unit Warrant Article**

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➤ **Discussion related to State Mandated Flood Plain Bylaw Updates**

2024 November 19, Tuesday – starting minute 21 – Discussion on anticipated Flood Plain District amendments mandated by the State to go to Town Meeting 2025 <https://youtu.be/x1-2rDoO8j0?si=BkDjiGMHdPnXGvuM>

2025 February 4, Tuesday – Continuation of Posted **Public Hearing** for Zoning Bylaw updates to Zoning Bylaws Section 240-1.5, 2.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.9, 5.2 and 5.5 to provide consistent language and incorporate State mandates related to Accessory Dwelling Units https://youtu.be/mPCeT339AZo?si=n_kY7Hf87yLga1UO

➤ **Planning Board meeting links – with no Warrant Article Discussion**

2024 July 30, Tuesday – Planning Board Meeting Washington Street ANR discussion
https://youtu.be/Rzg5qo_nrPw?si=gR4S_OOkfRP0zo-a

2024 November 25, Monday – Planning Board meeting to prepare a letter to ZBA regarding remanded 41 North Main project <https://youtu.be/GkV4FtGYFvM?si=hSP-Qs26DHSbRv4B>