PLANNING BOARD

10 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES
April 18, 2023

Members Present: Chris Owen, Will Dunham, Frank Hoek, Addie Mae Weiss, Rob Wolff, Associate Member Elizabeth Wendorf, and Town Planner Gino Carlucci

Members Absent: none

Other Present: Chris Gaboriault, Leonard G. Buckle, Steven Tsai

Chair Chris Owen called the meeting to order at 7:02 pm using an online Zoom Meeting platform. [Note: all votes indicated below were taken by roll call].

Minutes
Addie Mae Weiss made a motion to approve the April 4, 2023 minutes, as written. Will Dunham seconded the motion, and all voted in favor 4-0-1 with Rob Wolff abstaining because he was not present on that date.

Approval Not Required (ANR) – 39-41 Green Lane, adjust lot lines (Document #1)
Chris Owen stated he reviewed the submittal and it is compliant with all requirements. Gino Carlucci summarized the purpose of the ANR to exchange two 4,000 sf parcels between neighbors to adjust a lot line to create more room around a driveway.

Frank Hoek made a motion to endorse the ANR for 39-41 Green Lane. Rob Wolff seconded, and all voted in favor 5-0.

Update on Section 3A Compliance
Gino Carlucci stated that he met with the consultant assisting with Section 3A compliance, and after plugging in Town Center parcels into the model provided by DHCD, the consultant determined the Town can easily meet the requirements for Section 3A. The next step will be to start drafting the bylaw based on the model
bylaw provided by DHCD, to be discussed in greater detail at the May 2 Planning Board meeting.

Mr. Carlucci noted that CHAPA established peer cohorts of similar Towns to work together, and the first meeting for Sherborn’s cohort is this week.

**Town Meeting Preparation (Document #2)**
Gino Carlucci shared the slides and there was much discussion by Planning Board members about the slide content.

Addie Mae Weiss to work with Mr. Carlucci to draft the Town Meeting handout.

**Reports on meetings with other boards**
Frank Hoek reported that the Energy and Sustainability Committee will be issuing a statement in support of the large scale solar bylaw.

Stef Harrison reported that a Holliston citizens group came before Groundwater Protection Committee to describe an asphalt crushing operation that appears on track to be permitted over a key aquifer that serves Holliston’s public water supply wells and also Sherborn private wells.

**Town Planner Report**
Gino Carlucci reported that an application for site plan review has been received from Silverwood Farms for hosting farm events. It’s too late to notice for the next meeting but it will be on the Planning Board’s May 16 agenda.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

\[Signature\]
Stefani Harrison

**Documents discussed:**
1. *Approval Not Required (ANR) plan, 39-41 Green Lane*
2. *Annual Town Meeting slides, draft 4-18-2-23*