Members Present: Chris Owen, Will Dunham (joined 7:07), Frank Hoek, Addie Mae Weiss, Rob Wolff, Associate Member Elizabeth Wendorf, and Town Planner Gino Carlucci,

Members Absent: None.

Other Present: Robert Truax (GLM engineering), Jonathan Hodson-Walker, Lisa Hodson-Walker, Peter Brooks, Rob Braun, Courtney Ek, Sean Killeen, Jacquie, Pat LeBlanc, Panny Nichols, Robert Johnson, Leonard Buckle, Carol McGarry, Seth Molloy, Melinda O’Neill, Frank Jenkins, Jeremy Vignaux, Christina K, Steven Tsai, Kathy Halamka, Divya Raghvan Molloy, Dianne

Chair Chris Owen called the meeting to order at 7:03 pm using an online Zoom Meeting platform. [Note: all votes indicated below were taken by roll call].

Open Meeting
No changes to the agenda were made.

Chris Owen reported that he, Gino Carlucci, and Jeremy Marsette met with the Town of Dover interim Town Administrator, Interim Town Planner, and Planning Board Chair to discuss the possibility of sharing a Town Planner, but it became clear that the Town of Dover needs a full time position or more.

Town Planner Report
Gino Carlucci stated that the next round of grant applications to fund the roundabout is due June 2 and is coming together well.

Mr. Carlucci mentioned that Citizens Planners Training Collaborative is offering a course on zoning and a separate course on roles/responsibilities of planning and zoning boards via Zoom.
Reports on meetings with other boards and entities
Frank Hoek reported that the Climate Resilience Working Group have drafted final priorities with feedback due on 5/24, followed by a public comment period in June. Mr. Hoek can share a copy with Planning Board.

Stef Harrison reported that at the 5/10 Groundwater Protection Committee meeting, Jeremy Marsette and Sean Killeen provided a thorough presentation on PFAS. Chris Owen requested the slides be distributed to the Planning Board.

Hearing: Silverwood Farm Application for Farm Events – Site Plan Approval (Document #1)
Chris Owen opened the hearing at 7:15 PM. Gino Carlucci confirmed the hearing was properly posted. Mr. Owen stated his intention to discuss site plan first and then subsequently discuss farm events.

Mr. Owen stated that he reviewed the application and offered the following comments:

- Parking is in compliance. He suggested populating the parking row along Western Avenue last during larger events to minimize headlight distractions to drivers and abutters.
- Site plan addresses auto and pedestrian safety, and he suggested a one-way circulation pattern with an exit onto Pleasant Street (right turn only).
- Requested more detail on the lights to make sure that there’s enough light for safety but not imposing on abutters.
- The exit at Pleasant Street already exists with a gap in the rock wall; it does not appear that a scenic road hearing is necessary.
- Suggested that a site plan approval would stay in effect unless written request from the Applicant, Public Works Director, Police Chief or Fire Chief requests an adjustment.

Rob Truax (GLM Eng) noted that the field elevation is lower than Western Avenue and there is a stone wall. This should mitigate any headlight impacts.

Jonathan Hodson-Walker responded to Mr. Owen’s comments, and the following discussion was held between Mr. Hodson-Walker and the Planning Board:

- Mr. Hodson-Walker thanked the Planning Board for holding the hearing.
- Mr. Hodson-Walker noted that headlights facing Western Avenue are shielded by the wall. He agreed to one-way traffic flow for a large event but noted that for smaller events it is more practical to stick with the main farm entrance. It was agreed that 250 attendees could be a threshold above which one-way traffic flow would be appropriate.
- Mr. Hodson-Walker agreed to provide more information on the light fixtures.

Public comments:

- Carol McGarry – asked about the surface of the parking area. Mr. Truax responded that the driveway from Western Ave to the Barn is gravel, the parking is grass/field, and there are no parking space delineations.
Courtney Ek asked about overflow parking. Mr. Truax stated there is an additional field across Pleasant Street that could be used. There is no parking layout of the additional field. Mr. Owen stated that he doesn’t anticipate the use of overflow parking very often; Mr. Hodson-Walker agreed. Gino Carlucci stated there should be some information about that portion of the site, which Mr. Hodson-Walker agreed to provide.

Planning Board members expressed support for one-way traffic flow for events >250 attendees, and agreed that a scenic road hearing for the Pleasant Street entrance is not necessary.

Mr. Owen then shifted to discuss details related to events (rather than the site), and he noted the following suggestions:

- Events >250 people: post temporary No Parking signs on Western Ave, Pleasant Street, and Fessenden Field.
- Events 200-300 people: Requires one police detail.
- Events 300-400 people: Requires two police details.
- Events 400-500 people: Requires three police details.
- If the group of attendees is primarily from Sherborn, the details can be waived by the Police Chief.
- Suggested limiting events to a maximum of 500 attendees.
- Suggested limiting events 300-500 people to twice per year for the first year of the permit.
- If Planning Board approves the special permit, he suggests an initial two-year permit, with a plan for reviewing the situation at a meeting in one year. If the first year of operation has been smooth, then the Planning Board could vote to issue a three-year permit that would, in the absence of written objections, be automatically renewed with fees waived.
- Chris stated a preference to not talk about noise levels since they are already regulated in the bylaw.

Jonathan Hodson-Walker responded to Mr. Owen’s comments, and the following discussion was held between Mr. Hodson-Walker and the Planning Board:

- Mr. Hodson-Walker agreed that sound is regulated in the bylaw, but there is no discussion of frequency of events. He noted that the 2018 Town Meeting included a motion to limit the number of events in the bylaw, and this was voted down. Mr. Owen stated he was only limiting the number of larger events for the first permit issuance. Lisa Hodson-Walker stated that most events are only 50-150 attendees, but with the potential for large community events such as Sherborn Business Association and Grange Fair, they did not want to be limited.
- Mr. Hodson-Walker noted that the events are necessary to supplement farm business costs, as all rising costs can’t be passed onto farm customers. He expressed a preference to not be restricted beyond the bylaws.
- There was much discussion about limiting specific events such as those that are more commercial in nature (and do not directly benefit the Sherborn community), those held at night, those that are larger than a certain size threshold, those with full-duration attendance (versus drop-in attendance), or
other factors. Elizabeth Wendorf and Gino Carlucci suggested these distinctions could be challenging, and Mr. Carlucci suggested they could instead be evaluated on a case-by-case basis.

Public Comments:

- Peter Brooks (counsel to Silverwood Farm) expressed concern that the zoning bylaw doesn’t restrict the number of events or the size of events. He noted that there are multiple appellate cases in Massachusetts that have ruled that Boards can’t adopt regulations that are inconsistent or more restrictive than bylaw. Mr. Owen disagreed and stated that farm events vary in ways that are hard to predict in a Town-wide bylaw.
- Robert Johnson noted that the neighborhood is a Residence B district and feels large events should be restricted to BG districts (like Town Center). Mr. Owen stated that the bylaw was passed by a supermajority at Town Meeting 6 years ago and specifically addresses farm events as an allowable use.
- Seth Molloy stated that when the bylaw was passed, the site plan review process was intended to be the mechanism to apply neighborhood protections. He noted that events are already happening and stated that what affects neighbors most is amplified music. He asked how enforcement of restrictions would work and what are the penalties.
- Jeremy Vignaux stated that he appreciates the proposal for initial limitations on size and number of events, since it’s a new bylaw. He would like to see how issues like traffic, safety, drunk driving, police details, and noise are resolved. He also agreed that site plan review was communicated as the venue for mitigating specific neighbor concerns.
- Carol McGarry stated that she supports limiting events initially, and feels that sending 500-1000 cars down Western Avenue at the end of an event seems untenable.

Chris reiterated his proposal to limit events to maximum 500 attendees; limiting events with 300-500 to a maximum of twice per year, with an intent to meet in a year and potentially issue a 3-year permit and relax some limitations as appropriate. He asked for Planning Board Feedback.

- Frank Hoek suggested that if the two large events turn out to be the Grange Fair and Sherborn Business Associations, then that would not provide a test run for other large events. He suggested allowing 3 large events instead of 2.
- Rob Wolff is supportive of Mr. Owen’s original proposal or with Board modifications, and does not want a permit that is unrestricted for 1000 guests.
- Addie Mae Weiss stated that up to 3 large events seems reasonable, and feels it’s in everyone’s interest to have a permit in place that allows farm events to move forward with clear guidelines.
- Will Dunham supports a permit and wants to balance flexibility for the farm with protection for abutters. He supported Mr. Carlucci’s suggestion to consider larger events on a case by case basis.
Chris asked if a condition could be added that would allow Select Board to petition Planning Board for an exception for a key community event. Mr. Careucci will explore this possibility. Sean Killeen suggested the Select Board would have some authority for a large event with a special liquor permit.

Public discussion:

- Mr. Molloy reiterated his preference to limit sound rather than number of people, noting that the special permit is the place for this type of restriction. Ms. Weiss acknowledged that sound is a complex issue. Mr. Owen stated that sound is addressed specifically in the bylaw.
- Courtney Ek expressed concern about closing the hearing without having plans/details for overflow parking.
- Jeremy Vignaux asked about the farm events hearing in the Bogastow Brook neighborhood. Mr. Owen stated that he is limiting this public hearing to the specific issues that relate to Silverwood Farm.

Chris Owen moved to continue the hearing to June 6 at 7:15. Rob Wolff seconded. Motion was approved 4-1.

Gino Carucci noted that he needs information from the applicant on overflow parking plans/details and lighting.

The meeting was adjourned at 8:23 pm.

Respectfully submitted,

Stefani Harrison

Documents discussed:

1. Site Plan Review application and plans, Silverwood Farm