MINUTES
May 26, 2020

Members Present: John Higley, Will Dunham, Marian Neutra, Chris Owen, Addie Mae Weiss, Associate Member Abby Fiske, and Town Planner Gino Carlucci.

Members Absent: None.

Other Present: [identity labels from Zoom] Margo Powicki, Alex Weatherall, Susan Tyler, Sean Killeen, Aaron Paddock

Chairman John Higley called the meeting to order at 7:04 pm using an online Zoom Meeting platform. Mr. Higley went over the agenda and described protocols for virtual questions and comments.

I. ZONING ARTICLES
Affordable Housing / Housing Trust

Planning Board played its webinar that summarizes the Affordable Housing and Housing Trust bylaws proposed for 2020 Town Meeting. John Higley discussed topics that have come up to date:

- Affordable housing units can be provided onsite by right, and offsite affordable units may be allowed with Planning Board approval.
- Studies in Massachusetts show that many towns have required affordable housing, others have incentivized affordable housing typically through a density bonus, and some towns have done both.
- Is the payment in-lieu fee too high for developers? Mr. Higley went through a few examples of other Towns’ fee structures that are similar, and described the Planning Board’s intent to correlate the fee with the cost of building affordable housing.
Discussion of Approaches to Town Meeting

Marian Neutra stated she would like to incorporate 2 revisions to the Open Space Subdivision bylaw suggested by Jane Materrazo: applicability to subdivisions created after the effective date, and language clarification about acreage calculations. Marian would like to include this on the agenda for the next meeting so changes can be made to the bylaw to be included if the Warrant is reopened.

John Higley wanted to make clear to Planning Board members that the bylaw would allow an open space subdivision by right (conventional subdivision only by special permit) and confirm it’s consistent with the direction Planning Board wanted to go. Marian Neutra confirmed it is her preference.

II. 21 SOUTH MAIN STREET (Document #1)
Alex Weatherall, property owner of 21 and 23 South Main Street, presented his proposal to move the Dunkin Donut business out of the main building and into the existing vacant building on the lot. The drive-thru pattern would not change. Currently, queued cars sometimes impede traffic on South Main Street. This proposal would improve circulation, throughput, and the experience for the customers. Neighboring Pilgrim Church is accommodating. Mr. Weatherall stated he was seeking Planning Board guidance in advance of a formal proposal.

Planning Board comments included:

- John Higley stated it looks safer.
- Marian Neutra felt it is a good idea to make use of the building.
- Ms. Neutra mentioned the improved crosswalk that is planned in the vicinity; she suggested a pleasant and inviting front landscaping and walkway, and a plan for safe, convenient pedestrian traffic throughout the property.
- Gino Carlucci suggested including handicap parking immediately in front of the proposed Dunkin building to improve accessibility.
- Addie Mae Weiss asked if there would be a walk-up counter. Mr. Weatherall stated that is not yet determined, but there is some interest in a few small tables inside for seating.
- Ms. Neutra asked if a bathroom would be allowed by Board of Health; Mr. Weatherall had not considered that yet.
- Ms. Neutra expressed concerns about ventilation since there are only windows on two sides of the building.
- Ms. Neutra asked about street signage for the Dunkin as well as signage for the drive-thru flow.
- Mr. Carlucci stated that if the amount of paving will be increased, drainage would need to be studied. Mr. Weatherall stated the only change in pavement could be related to a new retaining wall, but he was open to including landscaping as part of that work to minimize new pavement.
- Abby Fiske stated that an altered drive-thru may require a special permit.
- Ms. Fiske asked if Dunkin would consider an alternative color scheme on the exterior of their building. This has been done in other towns.
Susan Tyler (Western Ave) felt it will be good to utilize the building again. Ms. Tyler is a Traffic Safety Committee member and stated they have fully supported the updated crosswalk.

Mr. Weatherall will return to the Planning Board with a revised concept including the accessory building with the Dunkin business, and the overall site plan.

III. ADESA
Gino Carlucci explained that ADESA is interested in purchasing Susan Tyler’s property, demolishing the house, and expanding their parking lot on that property, leaving a buffer zone around the wetlands. They requested feedback from the Town.

Mr. Carlucci stated that zoning allows parking in residential areas by special permit if the parcel is in the same vicinity as the commercial use it serves.

Ms. Tyler felt it was an interesting proposal. She stated she has been approached by multiple energy storage companies interested in her property due to its proximity to the power lines. She has not considered these offers, but she feels more comfortable entertaining ADESA’s offer. She feels ADESA has been a very good neighbor and a good citizen of Sherborn. She wanted to understand how the Town feels about the proposal before proceeding.

John Higley expressed concern about increased vehicle traffic on Western Ave since the property is not contiguous with ADESA’s current land. Ms. Tyler stated ADESA does not plan to change the buffer that exists along the street, and their intended use would not require the entry of car carriers.

The property is not in Chapter 61.

John Higley stated he appreciates the open space of Ms. Tyler’s property. Mr. Higley wondered about several benefits/impacts of the proposed concept - change in tax revenue for the Town, preventing some unwanted development, reduction in open space.

Marian Neutra stated that the property has good environmental characteristics (wetland, etc.), and trade-offs must be evaluated.

Mr. Carlucci will invite ADESA to join Planning Board at a future meeting to discuss their proposal so Planning Board can understand more about it.

IV. HOUSING
Villages at Sherborn / Meadowbrook Commons

Gino reported there are ongoing discussions at Select Board about a Local Initiative Program (LIP, or “friendly 40B”).

40B Applications at 41 North Main and 31 Hunting Lane

The developer has requested to meet with Planning Board Chair, Housing Partnership Chair, and Town Planner to discuss an alternative. No details were provided.
V. MINUTES
Review of and action on the May 19, 2020 minutes was postponed until the next meeting.

VI. UPDATES ON ONGOING MATTERS
Master Plan Implementation

Nothing to report

Report on soil testing at Jameson Field

Marian Neutra felt that existing facilities under Jameson Field (leach fields, storm drains) should be part of the engineer’s report and presentation, to provide information about current underground infrastructure uses and orientation to where the test wells were drilled. Gino will check with Board of Health for the information.

Sean Killeen confirmed the locations were selected with full knowledge of the existing leach pits (which he noted is a small portion of the field), but the stormwater drainage contributions have not yet been calculated. Mr. Killeen stated that the late April data likely represented the peak groundwater levels to be expected.

Current or potential grants

Gino Carlucci reported he is working on the Municipal Vulnerability Program (MVP) grant application, and Planning Board discussed the scope of the application. Gino drafted a letter of support from the Planning Board, which was reviewed with Marian Neutra’s comments. Addie Mae Weiss moved to approve the MVP grant support letter as amended. Chris Owen seconded, and all voted in favor 5-0.

VII. OTHER BUSINESS
None.

The meeting was adjourned at 9:25 pm.

Respectfully submitted,

[Signature]
Stefani Harrison

Documents discussed:
1. Draft Plans for 21 South Main Street, 5-26-2020