PLANNING BOARD

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES
May 5, 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: Ryan Krafft, Daryl Beardsley (Board of Health)

Chairman John Higley called the meeting to order at 7:03 pm using an online Zoom Meeting platform. Mr. Higley went over the agenda.

Marian Neutra suggested a more specific agenda each week might increase public participation, and she wondered if the breadth of the standing agenda articles makes it unclear what will actually be discussed. Chris Owen agreed that the agenda doesn’t generally change from week to week, and focusing the agenda meets the spirit of the Open Meeting Laws. Addie Mae Weiss felt it would be more effective to make announcements on Nextdoor or similar. Mr. Higley stated he is willing to try a modified format.

I. MINUTES
The April 21, 2020 minutes were read and discussed. There was no additional discussion. Chris Owen made a motion to approve as submitted, Marian Neutra seconded the motion, and all voted in favor 5-0.

II. MASTER PLAN UPDATE
Nothing to report.

III. HOUSING
Apple Hill Estates and Pine Residences

The State issued Project Eligibility Letters for Apple Hill Estates (31 Hunting Lane) and Pine Residences (41 North Main St), determining that the proposed projects are
generally eligible under MA G.L. Chapter 40B ("Ch 40B") at this stage, and stated the developer must address the comments from the Town.

Marian Neutra noted that in the letter for 31 Hunting Ln., MA Housing stated that the owner has site control, but did not acknowledge site control issues with respect to MA G. L. Chapter 61B ("Ch 61B"). She asked if there was any news of a revised Purchase and Sale Agreement (P&S) since the developer had submitted one that Town Counsel deemed inconsistent with Chapter 61B notification requirements for the town's Right of First Refusal (ROFR). No Planning Board members were aware of a new P&S, but Gino Carlucci stated the Planning Board should be in the loop since the Board is part of the Chapter 61B review process.

Ms. Neutra wondered how the Ch 40B vs. Ch 61B schedules for various activities would relate to each other. Once the developer submits an application to the Zoning Board of Appeals (ZBA) for a comprehensive permit, the ZBA must initiate hearings within 30 days, which can go on for 180 days, and ZBA has an additional 40 days to render a decision. Ms. Neutra wondered if site control is required to be established at any point in the Ch 40B process. Gino Carlucci thought a developer could proceed without site control at his own risk.

Apple Hill site (31 Hunting Lane):

- Developer removed an 8-acre parcel from the proposed 40B project, reducing the site from approx. 30 acres to approx. 22 acres.
- Daryl Beardsley (BOH) stated that the Zone I around the wells will need to include the property of the 40B project.

Pines Residences (41 North Main St):

- John Higley noted the developer intends to make use of the land on Hunting Lane across the railroad tracks for utilities.
- For this site, the State eligibility letter also stated that the developer must address the comments from the Town.

Marian Neutra noted that Mass Housing denied a 40B application in Medfield for being completely inconsistent with the neighborhood. Gino will check at what point in the process the Medfield 40B project was turned down for that reason.

Gino will check with Select Board / Town Counsel on the status of the P&S, whether the 120-day schedule has been initiated, the status of Right of First Refusal through Chapter 61, and how the Ch 61 and Ch 40B schedules might relate to each other.

IV. ZONING ARTICLES

Affordable Housing Bylaw

Marian Neutra and John Higley discussed the possibility that a developer could sell individual lots (instead of built homes), and they have modified the bylaw language to include such developments in the bylaw language. Mr. Higley presented a revised version. Gino stated that, if approved, the previous bylaw version can be easily replaced with the revised version because a new Warrant will be prepared for the postponed Town Meeting(s) so the warrant approval process will be reopened.
Addie Mae Weiss moved to approve the updated Affordable Housing article. Chris seconded. All voted in favor 5-0.

Select Board initially deferred Town Meeting to critical budget items in June, with the remaining Warrant articles in September. More recently they postponed the June meeting to August or later, and it was unclear if it would be combined to a single Fall Town Meeting.

Webinars

Addie Mae Weiss and John Higley shortened and revised the Affordable Housing webinar. Planning Board viewed the webinar, and discussed different timelines for scheduling the webinar publicly. As there is no apparent drawback to promoting the bylaws soon, Planning Board agreed to show the Open Space webinar as the first agenda item at its regular meeting on May 19, 2020. Initially the Affordable Housing webinar and public discussion was slated for the Planning Board’s regular meeting on June 2. However, a presentation on creating a "net zero CO2 emissions" house, sponsored by the Upper Charles Climate Action group, is planned for the same time on June 2. Although the target audiences may differ, Planning Board members did not want to overlap, so they agreed by consensus to hold a meeting on May 26 (showing the Affordable Housing webinar then) and not meet on June 2.

Abby Fiske suggested the webinar be posted online with announcements so people can watch it ahead of time and join the meeting for discussion. Addie Mae Weiss and Marian Neutra agreed with that approach. Planning Board members agreed on extensive outreach, including Cable TV showings, providing a link in the meeting agenda, posting on Town Website, announcing through NextDoor and Town Planner blog, and other outlets.

V. TOWN CENTER
Nothing to report.

VI. OTHER BUSINESS
Nothing to report.

The meeting was adjourned at 8:52 pm.

Respectfully submitted,

[Signature]
Stefani Harrison

Documents discussed:
1. Draft Affordable Housing Bylaw, 5-5-2020