PLANNING BOARD

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES
December 30, 2019

Members Present: John Higley, Marian Neutra, Chris Owen, Associate Member Abby Fiske, Town Planner Gino Carlucci.

Members Absent: Will Dunham, Addie Mae Weiss

Other Present: Allyson Woolf and Bertin Couturier (76 Hunting Lane), Sarah Berwick and Claude Dohm (32 Hunting Lane), Craig and Carol Mills (39 Hunting Lane), Susie Wheelwright (137 Hunting Lane), Alan Dunn (146 Hunting Lane), John Garrison (33 Hunting Lane), Maryann Clancy (58 North Main Street), John and Laraine Marthinsen (61 North Main Street), Charles Blaney (11 Hollis Street), Helen Braithwaite (111 Hollis Street), Paul Bochicchio (41 Hunting Lane), Mark Callahan (51 Hunting Lane), Peggy Novak (36 Nason Hill Road), Alycia Goody (8 Zions Lane), Parker Dodd (210 Washington Street), Peggy Homer (43 Mill Street), Sara Wragge (17 Abbey Road).

Chairman John Higley called the meeting to order at 3:02 pm in the Sherborn Town Hall, Room 204A. Mr. Higley went over the agenda. Mr. Higley stated there was a request to switch the agenda order, anticipating that the item on Maple Street would be fast; this change was agreed by consensus.

I. 100 MAPLE STREET

Gino Carlucci noted that the special permit granted by the Planning Board included a requirement to record a trail easement with the deed for the property. The property owner had submitted revised plans. Mr. Carlucci noted the only change is the addition of the easement.

Chris Owen moved to accept the revised plan for 100 Maple Street as presented. Marian Neutra seconded the motion, and all voted in favor 3-0. Planning Board members signed the plans.

Susie Wheelwright asked if the easement would be part of the deed in future real estate transactions, and Mr. Carlucci confirmed this is the case.
II. 41 NORTH MAIN / 31 HUNTING LANE (Document #1)

John Higley stated the purpose of this agenda item is to finalize Planning Board comments on the 40B application for the subject properties, to be sent to the Select Board. He stated that Gino Carlucci drafted a letter with comments, and then consolidated comments received from Mr. Higley and Ms. Neutra into a revised draft. Mr Higley and Ms. Neutra described the topics in the letter and the rationale for comments they had made.

Discussion included the following:

- Mr. Higley suggested alternate language to clarify the closing of the first bullet in the letter.
- There was much discussion on the Housing Production Plan, Master Plan, and affordable housing in Sherborn:
  - Ms. Neutra suggested stated that affordable housing is a priority in Sherborn, and that a much scaled down plan (smaller, low profile) at this location with affordable housing that fit with Town center could be acceptable. Mr. Higley suggested modifying the first bullet that refers to the Housing Production Plan and Master Plan.
  - Craig Mills thanked the Planning Board for the comments to date and suggested that the letter should mention the Coolidge Street project as it relates to affordable housing. The certainty of that project was discussed.
  - John Marthinsen also suggested describing the progress already made toward the affordable housing goal, specifically referencing 59 North Main Street project.
  - Chris Owen suggested sending a separate letter to Mass Housing on this important topic to emphasize the Town’s commitment to affordable housing.
  - After much discussion, the Planning Board determined a favorable way to revise the bullet: “Both applications incorrectly state that Sherborn does not have a Housing Production Plan or Master Plan. However, the Town does have an approved Housing Production Plan (2016) and an updated Master Plan (2019), both of which put high priority on pedestrian/traffic flow in Town Center and affordable housing. Sherborn is a small town with three 40B projects under construction, and in 2017, the Town voted 86% in favor of enabling an affordable housing project, evidencing its strong commitment to working toward our affordable housing goal.”
  - Sarah Wragge suggested including links to access the plans in the letter.
- There was considerable discussion about potential groundwater impacts:
  - Chris Owen suggested reorganizing the bullet to emphasize the overall groundwater concern upfront and reduce the narrow focus on blasting.
  - Craig Mills stated the neighbors on Hunting Lane are very concerned because the last time there was blasting for new development, it
caused elevated manganese levels in a neighboring well. He stated that
affected homeowners do not have recourse.

- Mr. Higley asked if Board of Health or any other entity confirmed that
  the well development on Green Lane caused the well damage. Mr.
  Carlucci was not aware of any such decision.

- Alycia Goody stated that her understanding of the Green Lane
development was that the only recourse was through the courts, and
  that Board of Health does not have any jurisdiction.

- Susie Wheelwright stated her understanding that there is no blasting
  method (chemical or other) that would prevent water quality
degradation that occurs when cracks in rocks expose manganese. She
  felt the Planning Board couldn’t make too strong a statement.

- Paul Bochicchio stated that the current language on blasting sounds
  pro forma and he felt it would be more persuasive to reference the
  recent problems.

- Ms. Neutra agreed the current text is too soft and felt the requirement
  for the developer to mitigate impacts may not be enforceable.

- Chris Owen stated regardless of any definitive connection to water
  quality, there are recent examples of neighbor wells with
  supply/drawdown issues.

- John Martensen stated that the 59 North Main Street developer limited
  their project to 12 units because another unit would require a
  municipal water supply, and he questioned why a bigger development
  could be proposed without a municipal water supply. Mr. Carlucci
  clarified that an additional unit at 59 North Main Street would have
  become a public water supply, subject to State Department of
  Environmental Protection (DEP) regulations and testing, and that this
  40B proposal includes a public water supply regulated by DEP.

- Paul Bochicchio suggested stating the Town’s uniqueness in
  Massachusetts with just a few other Towns to have wells and septic in
  a fragile groundwater environment. Ms. Neutra agreed that it could be
  made more explicit for the Mass Housing audience.

- Mr. Higley pointed out that Mass Housing had approved wastewater
  treatment at two 40B developments in town already. Peggy Novak
  stated that those approved projects were at a much smaller scale, and a
  project of this size has a potential to impact the fragile aquifer.

- After much discussion, the Planning Board decided to add the
  following statement to the bullet on groundwater/blasting: “As a town
  with no municipal water or sewer which has, in the recent past,
  experienced serious negative impacts from new development on
  abutters wells and septic systems, the Planning Board is concerned
  about potential impacts to groundwater.”

- Sarah Berwick cited the property owner’s repeated statement that they have
  been working with the Planning Board for three years on different proposals.
  Ms. Berwick feels it’s important to be clear that this is not the result of a tight
  collaboration. Mr. Higley stated the lack of mutual agreement will be clear
  because the Planning Board is pointing out so many deficiencies.
• Paul Bochicchio stated that although the Planning Board comments are initially directed to the Select Board, he encourages the Planning Board to make the letter articulate enough for Mass Housing so it can be attached and/or referenced.

• Susie Wheelwright stated she would like to emphasize that the development is too tall and out of scale with the downtown. She referenced the Master Plan, which emphasizes the importance of retaining a small town character and maintaining the historic look of Town center. Ms. Neutra read the entirety of the comment on that topic, and Ms. Wheelwright was satisfied with it.

Marian Neutra moved to approve the letter as amended. Chris Owen seconded the motion, and all voted in favor 3-0.

The meeting was adjourned at 4:09 pm.

Respectfully submitted,

[Signature]

Stefani Harrison

Documents discussed:

1. Draft letter from Planning Board to Select Board commenting on 40B Application for 31 Hunting Lane and 41 North Main – 12/30/2019 draft