PLANNING BOARD

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES
January 21, 2020

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

Members Absent: none

Other Present:

Chairman John Higley called the meeting to order at 7:10 pm in the Sherborn Town Hall, Room 204A. Mr. Higley went over the agenda.

I. MINUTES
The January 7, 2020 minutes were read and discussed. Several amendments were offered. Following a motion to approve as amended, all voted in favor 5-0.

II. HOUSING
Addie Mae Weiss reported on a meeting last week with consultant Jennifer Goldson as well as representatives of the Housing Partnership and Planning Board to consider the creation of the Housing Trust. At that meeting it was recommended that there be a warrant article to amend last year’s approval to create the Trust by adding a requirement for Select Board approval for any action by the Trust. This was based on the need for transparency. It was also determined that any liability of the Trust would be covered by the Town. It was noted that this is not a change in the original approval but an addition.

Also, Addie Mae Weiss will draft a press release for the newspaper regarding the February 11, 2020 meeting to discuss the Housing Trust. That meeting will also include the public hearing on the inclusionary zoning article.

III. TOWN CENTER
John Higley noted that the Planning Board is responsible for the program of soil testing at Jameson Field and he wanted that clarified. He reported that the test holes been dug, and that observation of the monitoring pipes that have been installed is ongoing. At the completion of the observations, Stantec will prepare a final report and present it at a public meeting. Marian Neutra noted that more work would need to
be done before any decisions could be made. All agreed that this was the case, but that the first step needs to be completed to determine where things stand.

IV. **ZONING ARTICLES FOR 2020 TOWN MEETING (Documents #1-3)**

Inclusionary Zoning: Planning Board discussed the formula to determine a payment-in-lieu of building affordable housing units. It was agreed that the formula as described in the draft is difficult to follow and should be simplified. Gino Carlucci agreed to redraft the formula.

Open Space Subdivision: It was suggested that this bylaw be posted on the Town website. Marian Neutra agreed to prepare a PowerPoint presentation to explain the bylaw at the hearings and Town Meeting. She is using Century Farm Estates (Ward Lane, Jackson Road and Parks Drive) as an example of how such a bylaw might work.

Other articles: The Board asked Gino Carlucci to send the article pertaining to allowing additions on nonconforming structures or nonconforming lots that meet current zoning requirements to be able to obtain a building permit without going to ZBA to the ZBA for comment. The article to remove the temporary moratorium on marijuana establishments is purely administrative since it has expired and there is now a permanent ban.

V. **SUBDIVISION RULES AND REGULATIONS**

Marian Neutra is continuing to work on amendments with input from Board of Health and Conservation Commission.

VI. **ANNUAL REPORT**

This was deferred to next meeting since it is not yet ready.

VII. **OTHER BUSINESS**

John Higley reported on the status of a citizen's inquiry about tree removal on Scenic Roads. The status of the revised Tree Manual was questioned. Gino Carlucci reported that he is preparing a MassTrails grant application for funding to design and obtain permits for the Sherborn section of the Upper Charles Trail so that a followup grant for construction can be applied for next year.

The meeting was adjourned at 9:04 pm.

Respectfully submitted,

[Signature]

Gino Carlucci
Town Planner

*Documents discussed:*

1. Draft warrant article for inclusionary zoning – 1/20/2020 draft

3. Draft warrant article for open space subdivisions – 1/7/2020 draft

4. Draft warrant articles for conforming structures on nonconforming land and temporary moratorium on marijuana establishments – 1/13/2020 draft