PLANNING BOARD

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES
January 7, 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: John Garrison (33 Hunting Lane), Paul Boccicchio (41 Hunting Lane)

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 December 17, 2019 minutes were read and discussed, with no additional discussion. Chris Owen made a motion to approve as submitted, Marian Neutra seconded the motion, and all voted in favor 5-0.

The December 30, 2019 minutes were read and discussed, with 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
John Higley met with Regional School Committee chair Anne Hovey, who was familiar with the 2019 Sherborn Master Plan. They discussed population projections and provisions for unexpected increases. Regional School Committee has an existing project now to look at expanding portions of the school, and considered if it could be expanded to look at the whole school capacity, but Ms. Hovey is uncertain whether it could be accommodated in this upcoming year’s budget.

Mr. Higley also met with the new Council On Aging Director Sue Kelliher to discuss the Master Plan. Consistent with her predecessor, Ms. Kelliher advocated for a senior center.

In both meetings, Mr. Higley discussed Master Plan goals, implementation tables, inclusion of progress in annual reports and in upcoming Town Meeting preparations.
Marian Neutra had also asked Jeannie Guthrie to convey to all committees to include town meeting warrant articles’ consistencies with the Master Plan goals and in their annual reports activities that advance the goals of Master Plan.

III. HOUSING (Document #1)
John Higley reported that he and Marian Neutra attended the Select Board meeting on January 2, during which the two 40B proposals on North Main Street and Hunting Lane were discussed. The Select Board had not yet crafted their own compilation letter of comments, as they were still awaiting comments from all the appropriate boards/committees. They provided several comments on the Planning Board’s letter, which has been edited by Gino Carlucci, John Higley, and Marian Neutra, with the latest version in the Board packet.

There was a lengthy Board discussion on modifications, including how to structure the letter to emphasize the most important PB perspectives. Citizens present also made a variety of comments, including the following major topics:

- John Garrison suggested more emphasis on traffic. In addition to the intersection layout being a concern, he felt the overall congestion should be emphasized.
- Paul Bocciochio commended the Planning Board for their efforts.
- Mr. Bocciochio asked that Sherborn’s unique water/septic situation should be more emphasized in the executive summary, if the Select Board was planning to rely on the executive summary. He asked for a more specific characterization of the negative impacts; Planning Board felt that Board of Health and Conservation Commission would have better information and credibility to make such detailed comments.

Addie Mae Weiss moved to approve the letter and executive summary contingent upon edits for readability/flow to be made before submission. There was discussion to clarify the process that Marian Neutra and John Higley will suggest edits and Gino Carlucci will finalize. Mr. Carlucci also stated the letter will need to reference the date and result of the Planning Board vote. Chris Owen seconded the motion, and all voted in favor 5-0.

Ms. Weiss reported that the Town will hold its third meeting with Jennifer Goldson about the Housing Trust on January 15. Ms. Goldson plans to interview Select Board members individually this week. Ms. Weiss reported that Town Counsel advised no warrant article is required unless there is a desire to include additional language for Select Board oversight. Housing Trust will still be included as a topic at the February 11 Planning Board meeting because it is still relevant to the same audience interested in inclusionary zoning.

IV. TOWN CENTER
No further updates.
V. POTENTIAL ZONING ARTICLES FOR 2020 TOWN MEETING (Documents #2-4)

Inclusionary Zoning: Planning Board discussed whether to include a housing density bonus or not. John Higley stated that while he favors a density bonus, he agrees with the approach to exclude it now and propose a separate incentive zoning article at a future town meeting. Stefani Harrison stated this was consistent with the Board’s last discussion on the item on December 17, during which the Planning Board approved to submit the last draft as a placeholder. The last version was with Marian Neutra’s comments which deleted the density bonus, but this was not explicitly stated in the last action. Mr. Higley moved to approve submission of the warrant article for inclusionary zoning without a density bonus; Ms. Neutra seconded and all voted in favor 5-0.

Housing Trust: Chris Owen asked, if the Housing Trust will not have a warrant article, should there be an update (5 minutes) given since the last Town Meeting? Mr. Higley stated that the Moderator discourages that, but it can be delivered as a comment (2 minutes).

Open Space Subdivision: Ms. Neutra met with Jim Murphy to identify loopholes in the open space subdivision draft bylaw revisions. The Board discussed the potential loopholes/issues identified, and reached agreement on how to proceed with each. Ms. Neutra will advance the draft bylaw by tomorrow for submission. Ms. Neutra moved to approve submission of the bylaw as amended; Mr. Owen seconded, and all voted in favor 5-0.

Other articles: Mr. Carlucci presented two additional warrant articles for Town Meeting, including:

- That a building permit for a conforming addition to a conforming structure on a nonconforming lot could be approved by the Building Inspector (instead of Zoning Board of Appeals). Mr. Owen asked if other towns do this, and Mr. Carlucci confirmed they do.
- To delete the temporary moratorium on marijuana establishments, since the moratorium has expired and there is a new law that prohibits them permanently.

Ms Neutra moved to approve submission of the two zoning articles for Town Meeting as presented by Gino. Chris Owen seconded, and all voted in favor 5-0.

Hearings: Mr. Carlucci stated that a public hearing for inclusionary zoning is planned for February 11 (along with Housing Trust topic) as a special meeting. Planning Board decided the other three warrant articles could have public hearings at the Board’s regular meeting on February 4.

VI. SUBDIVISION RULES AND REGULATIONS

Planning Board decided the hearing for updating the Planning Board Rules and Regulations for open space subdivisions will be held on Wednesday February 26.
VII. **OTHER BUSINESS**
No updates.

The meeting was adjourned at 9:59 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 – 1/7/2020 draft

2. Draft warrant articles for inclusionary zoning – 8/7/2019 draft
3. Draft warrant articles for open space subdivisions – 1/7/2020 draft

4. Draft warrant articles for conforming structures on nonconforming land and temporary moratorium on marijuana establishments – 1/7/2020 draft