

## **Town of Sharon Planning Board**

**Minutes 1/25/24**

**Meeting held via ZOOM**

### **Planning Board Members**

Shannon McLaughlin, Chair	Pasqualino Pannone
Xander Shapiro, Vice Chair	Peter O'Cain, Town Engineer
Rob Maidman, Secretary	Sonal Pai, Engineering and Planning Specialist
David Blaszkowsky	

### **Other Attendees**

Brian Collins - Fin Comm, Paul Paolini, Robert Keefe

### **Meeting Initiation**

Chair McLaughlin called the meeting to order (via ZOOM) at 7:05 PM.

### **Meeting Minutes**

Mr. Blaszkowsky moved to approve the minutes of 11/20/23 and Mr. Maidman seconded the motion. The Board voted 4-0-1 (Shapiro) in favor of approval.

### **MBTA Zoning Outreach**

Sonal Pai, Engineering and Planning Specialist asked if there are any comments by the Board to materials previously issued.

Xander Shapiro said to add address to map. Under current update zoning, say Town of Sharon contemplating new multifamily and mixed use district which is different than what we have. On why must Sharon comply with law, use total amount of grants for the year. Show numbers. For legibility the way compliance model printed, need to be printable.

Mr. Pannone thinks Ms. Pai's suggestion to put in excel chart is easier rather than muddy the map.

Ms. Pai said will be called multifamily and mixed use overlay district.

Mr. Maidman said on each street on spreadsheet say from house number to and including – show range. Use the most efficient way to make list.

Mr. Blaszkowsky said provide estimate of grants at stake also say no estimate of costs to Town residents has been created. Title should be Proposed MBTA Zoning; we have right to say we will do or not. In paragraph 2 on poster, text should say amendments that would amend. Also say if approved. We have not voted on this. When did we stop saying resident and started saying community members. For map, we have not voted yet. Both maps should be labeled as

folks all around will be affected. Its consultants proposed district. We want residents to know they have input.

Chair McLaughlin says she likes version control. Said put a date on map. Are there any suggestions any Board member made that needs further discussion?

Mr. Shapiro asked Mr. O'Cain when you think of cost issues are there costs Town might incur based on the new district.

Mr. O'Cain said revenues associated with growth. Depending on use, could be increased police or fire impacts.

Mr. Blaszkowsky said there has been no analysis of cost/impact to tax payer.

Mr. Maidman said we are trying to put a definition on something undefined. A revenue and cost benefit analysis has not been done.

Ms. Pai asked consultant to fix typos on FAQ and on Zoning Map as she included Single Resident B and some in General District A. Asked her to redo map and redo compliance model. She will get back to us next week. Ms. Pai asked consultant if she can suggest more for outreach other than just presentation.

Mr. Pannone said we need clear documentation in room for comparison.

Chair McLaughlin asked if there will be an opportunity for PB to view materials prior to meeting. Ms. Pai said yes.

Mr. Blaszkowsky said most of my requirements will be satisfied by putting in educational case. We as a Board have not taken an official vote.

Brian Collins 28 Brook Road concerned with tenor of discussion which suggests compliance is optional. He reads that we are required to create a district. Doesn't want PB to contemplate noncompliance.

Mr. Maidman suggests Chair McLaughlin speaks of legislation and mentions noncompliance carries a penalty just to frame the reference. A lot circulating around regarding resistance, but there is a significant cost to resistance.

Chair McLaughlin said its public education. Its foundation of what we are doing and why it's happening. Making sure public has info is very important. Mr. Maidman to draft short paragraph. Ms. Pai says the history is included in FAQ.

Mr. Shapiro said what other outreach – make sure they are following up on surveys, why aren't things going out to other organizations. Cannot be too thorough on getting word out. Other medium, maybe a video would help. People rewatch Sharon TV video.

Mr. Blaszkowsky said it's important for residents to consider if grants are lost how does that balance. Only sanction in legislative tasks is losing grants. Need to consider options and what negotiations will be between non complying towns and Commonwealth.

Mr. O'Cain said beyond cost of grant loss, if getting sued there would be significant legal costs.

Chair McLaughlin said we have a long way to go before deciding noncompliance.

### **Bond**

Peter O'Cain said Diamond Residence subdivision abuts Sharon County Club. It is an 8 lot subdivision. Developer posted performance bond. No bond reduction ever occurred. Developer came through over last year. Original bond \$969,200. Applicant requests bond be reduced to \$60,000. One lot remains untouched. 6 of 8 lots completed. As part of transfer of ownership needs vote at TM to layout roadway. Bond will be retained until viability of vegetation is ensured by Kevin Weber. Drainage swales need to be planted out. One developer now. Bond held by contractor not developer.

Mr. Maidman asked if anything is particularly sensitive to neighbors? Peter O'Cain said vegetation and viability of trees is important to neighbors. This is normal process for all subdivisions. Not concerned. This can go to Town Meeting. Select Board is Roadway Commissioner.

Mr. Maidman said one lot is not developed so will new bonding be required? Peter O'Cain said never done this for one home. Needs to look into process for this. Mr. Maidman said he is comfortable leaving in Peter O'Cain's hands.

Mr. Blaszkowsky moved to accept the recommendation of Peter O'Cain to approve bond reduction to \$60,000 from \$969,200. Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor.

### **Other**

Mr. Blaszkowsky asked about a loud noise heard coming from Walpole last week. He said Walpole residents were contacted regarding a controlled blast. Chair McLaughlin asked that he reach out to SPD to see if they can let residents know of things in other towns that could affect us.

Mr. Maidman asked if there are any conclusions reached regarding Dave Wluka's plan for his building. Chair McLaughlin said just talked about changes need to develop. Mr. Shapiro said he had a brief discussion with Fred Turkington about the Wluka property. At a high level, he thinks things have not been approved. We need to make sure the PB is connected to this. We need better coordination with other boards. Mr. Pannone said the SB had not heard this zoning or request for development. Discussions did not happen at the committee level. They are working on a date.

Mr. Maidman said he has seen two DIF initiatives that the SB does. Any deviations go to ZBA. This bypasses PB. Communication to us is on the edge of nonexistent.

Chair McLaughlin said to be able to improve channels of communication and define roles, and to be left out of discussions is not in Towns interest.

Mr. Blaszkowsky said we need to determine our wants and determine our process and get a suitable fix.

Mr. Pannone said the issue comes down to SB has in some cases greater authority. Need to set a better precedent to fold us in to anything planning related. We need to stay on target of our goals.

Chair McLaughlin said there needs to be legal triggers.

Discussion ensued regarding PB member's thoughts.

Board looking for dialogue to be discussed at joint meeting with SB.

### **Costco**

Peter O'Cain said the Costco permit is being held up until get check to pay for consultant. We are dealing with a large corporation. Should have check soon to move forward and can hire building inspector. Costco wants to be up and running asap. Road into site not there No sewer. Work to be done. Want to be done in 90 days from permit.

ANR for Costco on the 8<sup>th</sup>.

### **Future Topics**

Meeting format - ZOOM/Hybrid

### **Next Meeting Dates**

2/8, 2/13 (Public Outreach), 2/29 joint with Select Board, 3/12(Public Outreach)

### **Adjournment**

Mr. Shapiro moved to adjourn at 8:20 PM. Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of adjourning at 8:20 PM.