

## **Town of Sharon Planning Board**

**Minutes 4/2/24**

**Meeting held via ZOOM**

### **Planning Board Members**

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

### **Other Attendees**

Ken LaCourse - Solect Energy, Jack Deninger - Fuss and O'Neill, Laura Smead - JM Goldson

### **Meeting Initiation**

Vice Chair Shapiro called the meeting to order (via ZOOM) at 7:00 PM. No lot covenant tonight as stated in the agenda due to legal issue.

### **Meeting Minutes**

Mr. Pannone moved to approve the minutes of 1/4/24 and Mr. Shapiro seconded the motion. The Board voted 3-0-1 (Maidman) in favor of approval.

Mr. Maidman moved to accept the minutes of 1/18/24, 1/25/24, 2/8/24, 2/27/24 and 3/14/24 as presented. Mr. Blaszkowsky seconded the motion and the Board voted 4-0-0 in favor of approval.

### **Site Plan Review of proposed Well # 5 Solar Project at 30 Gavin's Pond Road**

Site Plan review for Sharon Well #5 Solar Array at 30 Gavin's Pond Road, Town Assessors Map 38 lot 47.

Jack Deninger said well #5 is a parcel owned by the Town of Sharon. It is located at 30 Gavin's Pond Road. It is a system to be located within a vegetative area. Site in single residence District A in ground water protection. For proposed conditions there is gravel access on the driveway road to the paved road. The system will be bolted to the ground to prevent movement with concrete utility pads. The site is flat draining north to south. Ground cover maintained with vegetative state. Minimal impact to impervious conditions. No new storm water conditions proposed. Negligible impacts to storm water.

Ken LaCourse said there will be no major tree planting. They will be doing a pollinated blend of flowers under the array with a minimum impact on the well.

Mr. O'Cain said there is contract negotiations between the town and maintenance company. A waiver is needed as a condition before construction that the agreement will be completed with the maintenance of knotweed.

Mr. Pannone moved to approve the site plan for Solar Project Well #5 at 30 Gavin's Pond Road as submitted with the following conditions: decommissioning bond, signature of maintenance agreement between Town and Solect Energy and maintenance plan for knotweeds. Mr. Blaszkowsky moved to second the motion. The Board voted 4-0-0 in favor of approval.

### **Middle School Solar Update**

Ken LaCourse – Solect Energy said a new design was needed once the geotech was seen and revealed underlying conditions. A lot of infiltration systems was going to be costly for individual canopies as opposed to one long span. Stayed close to KW but created a long span instead. This is the change.

Mr. Pannone moved to approve the revised Middle School Solar Array Plan shown at the meeting of 4/2/24. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of approval.

This will take 8-10 weeks for design and then project erection will start in the fall.

### **Final Presentation MBTA Zoning Outreach Summary Review Sessions**

Ms. Smead reviewed the MBTA Outreach Summary presentations. Two presentations were held – one on line during a snow storm and one hybrid meeting.

In total 100 community members attended.

She reviewed what has been done so far. This included the engagement plan, engagement tool kit, kick-off with PB, mapping and compliance model revision, updated FAQ and the final presentation.

Common themes and clarifications were around different themes like zoning. Clarifying zoning required; economic constraints impacting zoning; specifics about zoning itself and questions about process, next steps, location of district, what if not approved. Another theme fiscal impact and use of state grants.

Common concerns were 1. financial impacts - municipal and school budgets, potential infrastructure costs, traffic and parking, property taxes. 2. Town Character - design of new development (aesthetics, reduction in land value in the area, development domino effect, change in small town feel. 3. Affordable housing - impact on subsidized housing inventory, not enough affordable housing allowed and 4. State mandate.

Laura Smead continued to say other towns have similar concerns with expression of benefits. Our concerns are similar to others.

Mr. Blaszkowsky said Governor Healy opened the door to possible waivers on various aspects of the MBTA Community Act. Any interest in other towns to seek wiggle room or are they enacting law as it stands?

Ms. Smead said all towns want to have laws to comply. JM Goldson worked with 10 communities.

Vice Chair Shapiro said this was a grueling effort. He appreciates flexibility with back and forth. You led us well. This completes the engagement with JM Goldson.

### **Changes to MBTA warrant language - proposed language for amending section 9.3.8. Item 2**

This was a topic not know to Chair 48 hours in advance.

Ms. Pai said verbiage changes to the MBTA warrant language is needed. Language going to printing Thursday. Library Reuse Committee thinking of different ways to use old library. Current language going for printing to be reviewed on 4/9. Parking for residential unit has to be on same lot. Suggestions to add parking can be at church or in street. She wants to have the language amended prior to printing to make accommodations for parking in the MCMMOD for the old library. The proposed language for amending section 9.3.8. Item 2 is:

2. Offsite parking may not be counted toward the requirements for residential units but may be counted toward nonresidential parking requirements. **If the development parcel is publicly owned, the applicant can request credit for residential parking on a publicly owned lot or street, and the petitioner shall submit evidence of the adequacy of on and offsite parking to accommodate the proposed parking requirements.** Street parking as with other open parking spaces within 400 feet of the site, may be counted toward the nonresidential parking requirements.

Mr. O'Cain said the changed language will be a handout at TM If not changed now. If the PB agrees tonight, then the change could be in the printed by warrant

Mr. Pannone said he would like the ZBA Joe Garber sense on this. He will follow up with Chair McLaughlin. Mr. Pannone asked that Sonal Pai share the language with everyone.

Vice Chair Shapiro said he is not sold nor is the Board on changing language. Wants to discuss this at the PH on 4/9/24. Not try to push this. Peter O'Cain said this will be a floor amendment if approved at next meeting then floor amendment at TM. Mr. Pannone disagrees it's a floor amendment. He said we need more discussion and Shannon's eyes on it. Mr. O'Cain will contact Town Counsel. Board questioned if this is spot zoning? Revisit at PH next week. Mr. O'Cain offered to invite Joel Fishman from Library Reuse Committee.

Need to determine if Business A is a simple majority vote?

### **Future Topics**

Meeting format - ZOOM/Hybrid

**Next Meeting Dates**

Tuesday, 4/9 Public Hearing 7 PM MBTA Zoning & 7:15 PM Business District A language.

Monday, 5/6 and 5/7 Town Meeting MBTA is item 19 on agenda. Business A is 20.

**Adjournment**

Mr. Blaszkowsky moved to adjourn at 8:11 PM. Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of adjourning at 8:11 PM.