

Present: Daniel Lewenberg, Patricia-Lee Achorn, Anja Bernier, Brian Collins, Gordon Gladstone, Charles Goodman, Ann Keitner, Ira Miller, Jada Wang.

Not Present: William Brack.

Also Present: Krishan Gupta - Finance Director, Eric Hooper – Superintendent of Department of Public Works.

1. Dan Lewenberg, Chair, gave opening remarks:

This meeting is being held via remote means through the Zoom online platform pursuant to Chapter 20 of the Acts of 2021.

2. Review and discuss two remaining Annual Town Meeting warrant articles:

- a. Recodification of zoning bylaws: Mark Bobrowski - legal counsel; David Blaszkowsky – Chair of the Planning Board; Maria De La Fuente – Planning / Engineering Specialist:
 - i. There has historically been an incongruence between Sharon’s zoning laws and state laws. The Town is in some degree of jeopardy legally if we don’t come into compliance with State laws
 - ii. Ms. De La Fuente found Mark Bobrowski who is an expert in recodification in Massachusetts and has worked with over 100 municipalities. She was able to secure a grant to fund related activities without using Town funds
 - iii. Recodification is a complex process. Are now ready to come to Town Meeting with an article to recodify the zoning bylaws for Sharon. Have worked jointly with the Zoning Board of Appeals (ZBA) and received input from Town employees. A draft has been shared with this Committee
 - iv. Mr. Bobrowski reviewed each updated section of the zoning bylaws describing the changes. Most changes were related to numbering and modifying the wording, with approximately 25% being new text:
 1. Added a new Special District in Section 2
 2. Deleted pages of text that were no longer necessary related to accessory uses. Customers coming to a home residence in Sharon now need a special permit, which is important for alerting their neighbors
 3. In the past people have had to go in front of multiple boards to get something approved, which is expensive and time consuming. Carefully reviewed the Town’s use table such as community uses, commercial uses, office uses, retail and service uses, eating, drinking and entertainment establishments, etc.
 - a. Number 7 (Open Space Residential Development) and 8 (Senior Housing Facilities) are newly added
 - b. Retail sale of firearms in existing bylaws has stayed the same and is only allowed in a Limited Industrial area with a special permit from ZBA
 4. Updated lot shape, width and frontage language, defined setbacks, and standardized property line setbacks to make it more straight forward for residents
 5. Eliminated “half” maximum number of stories for building houses

6. Completely rewrote section 5 on non-conforming uses and structures. State law has changed rapidly on this topic over the past decades and have updated the language to match the State statutes. A variance is now needed for certain nonconforming structures and houses cannot be increased by more than 100%. If tear down and reconstruction lasts longer than 2 years residents will need a permit, such as may happen if insurance payouts take longer than anticipated
 7. General regulations for traffic management, noise, lights, parking and loading, etc. now match the performance standards in State statutes
 8. There are 15 – 20 pages of definitions in the document that should help clarify the language in these bylaws
 9. Canton, Foxboro, Stoughton, and Norwood all have similar bylaws to this updated version
 10. Public hearings on these changes are scheduled for April 14, 21 and 28
 11. Want residents to read this and find it accessible. Physical copies will be available at the Town Hall and the Department of Public Works, as well as on the Town's website. The warrant has gone to press, but handouts will be given out at Town Meeting.
- b. Sharon Gallery sewer easement request – Bob Shelmerdine, David Spiegel, and Dick Gelerman:
- i. Approval granted from the Select Board, ZBA, and the Town of Foxboro. Obtained the right from Foxboro in January 2021. Wrote an intermunicipal agreement – special counsel was obtained by Foxboro, and Sharon obtained special counsel from Dick Gelerman. All parties have agreed it would be beneficial to obtain an easement at Town Meeting because it may be needed for this project because it is a private line on a public road. The Town of Sharon is a party to the intermunicipal agreement, but is not a party to the sewer line maintenance and repair agreement
 - ii. The warrant article is a request for Town Meeting to give the Select Board the authority to negotiate an easement with Ninety Five LLC. The article grants a power, not the actual easement
 - iii. The Sharon Gallery team reviewed a map of houses served by the sewer line which runs from Forge Road, makes a turn at Grapeshot Road, another turn on Gavin's Pond Road and up to Reeve Road. Other sewer lines exist in this area but aren't being used for this project
 - iv. Repair and maintenance of the sewer line will be the responsibility of either the Town of Foxboro or Ninety Five LLC. It will not be the responsibility of the Town of Sharon. Quail Ridge residents' sewer rates will be less expensive than current rates
 - v. Original approval from Foxboro was in 1988 which allowed approximately 90,000 gallons of sewer per day. Renegotiated since and actual is 1/3 the amount originally approved at approximately 30,000 gallons per day. Sold back capacity to Foxboro. Gallery's plan is to look for an additional 34,000 gallons per day. Foxboro has unused capacity at Mansfield plant
 - vi. This is a simple part of a complex project. The project cannot move forward until the State approves the highway plans and the pending litigation is resolved
 - vii. The Committee will vote on whether to approve this article at their next meeting.

3. Minutes to be voted:

Motioned: by Patricia-Lee Achorn, **Seconded:** Gordon Gladstone to approve the March 14, 2022 meeting minutes as written. Voted: 9-0-0.

Motioned: by Patricia-Lee Achorn, **Seconded:** Gordon Gladstone to approve the March 21, 2022 meeting minutes as written. Voted: 8-0-1. Jada Wang abstained.

- 4. Topics not reasonably anticipated by the Chair in 48 hours:**
None discussed.

5. Adjournment:

Motioned: by Patricia-Lee Achorn, **Seconded:** Ann Keitner to adjourn. Voted: 9-0-0.

Adjourned at 9:47 pm.