April 19th, 2017 Minutes

219 Masspoag Avenue, Sharon, MA

**Present:** William Brack, Patricia-Lee Achorn, Ira Miller, Alexander Korin, Gordon Gladstone, Laura Nelson, Hanna Switlezowski, Arnold Cohen

**Absent:** Edward Phillips and Charles Goodman

1. **Review, Discuss and Vote Recommendation for ATM Warrant Article 18 – Sharon Gallery**

Bob Shelmerdine, counsel for Sharon Gallery, presented Article 18 regarding Sharon Gallery.

* The Planning Board sponsored the article to expand business uses.
* It is recorded in the registry of deeds.
* $25,000 will be given to the Board of Health for payment.
* Many of the conditions are forward looking, they are items to be concluded and reviewed by the planning permit authority.
* The MOU calls for environmental mitigation, none of the triggers have occurred yet.
* The memorandum has been amended and 95 LLC and the Board of Selectman have signed it.
* In the event that the developer wants to do septic from municipality or from some other location that requires an inter-water base than the developer needs to get approval from Sharon Conservation and the Board of Selectman.
* In the event that there are any tax exempt uses then the owner is required to give payment in lieu of taxes (a pilot).
* The Planning Board voted in favor.

**MOTION:** by Ira Miller to recommend approval of Article 18 **SECONDED:** by Alexander Korin **VOTED:** 7-0-0.

1. **Review, Discuss and Vote Recommendation for ATM Warrant Article 19 – Sharon Valley Country Club**

Bob Shelmerdine, counsel for Sharon Valley Country Club, presented Article 19 regarding Sharon Valley Country Club.

* Laura Nelson of Edge Hill Road recused herself as an abutter.
* Spring Valley Country Club has come to an agreement with the Board of Selectman.
* There will be 52 townhouses, 26 duplexes and 104 bedrooms and each of the units will have two bedrooms.
* 80% of the townhouse units must have at least one owner 55 years or older.
* Current Conventional Zoning states that the land along the streets is not subject to RROD Overlay.
* The water mitigation payment changed from $400,000 to $502,000.
* Emergency water connection payment of $135,000 will be paid in the event that the developer doesn’t seek the town of Norwood’s sewer and rather gets an onsite treatment plan.
* Mr. Weintraub signed the MOU on April 19th, 2017.
* Changes were made to the restaurant, making it private.
* The parcels are divided as follows: parcel 1- golf course; parcel 2-townhouses; parcel 3- functional facility and parcel 4/5- lots outside the zoning district.

**MOTION:** by Ira Miller to recommend approval of Article 19 **SECONDED:** by Patricia-Lee Achorn **VOTED:** 7-0-0.

1. **Review, Discuss and Vote Recommendation for ATM Warrant Article 24 As of Right Zoning – Green Community**

Fred Turkington, Town Administrator, discussed Article 24 regarding as of right zoning and the green community.

* The town selected one of the six potential options.
* Research and development concerns were eliminated as well as any chemical or biological issues.
* There are no more potential issues with the aquifer or the water supply.
* The Planning Board voted in favor.

**MOTION:** by Ira Miller to recommend approval of Article 24 **SECONDED:** by Patricia-Lee Achorn **VOTED:** 8-0-0.

1. **Topics not reasonably anticipated by the chair in 48 hours**

Fred Turkington, Town Administrator, spoke regarding town meeting and the citizen’s petition.

* The Selectman support the concept on restricting active growth and keeping well protection but they disagree on how to do it.
* The Selectman want to include except for zone 1 protection.
* There is concern with accepting certain portions and transferring parts of parcel F and the article 97 provision.

Pre-town planning meeting as well as the Open Warrant meeting will be held on April 25th, 2017. Town Meeting will be held on May 1st, 2017.

VisGov has had a template put together. They have all of the data and will go live once all of the data is inputted.

1. **Adjournment**

**MOTION:** by Patricia-Lee Achorn **SECONDED:** by Laura Nelson **VOTED:** 8-0-0.

The Meeting was adjourned at 9 pm.