

Town of Sharon Planning Board

Minutes of 5/20/21

Meeting held via ZOOM

Planning Board Members

Shannon McLaughlin, Chair	Pasqualino Pannone
Kai Yu, Vice Chair absent	Peter O'Cain, Town Engineer
Rob Maidman	
David Blaszkowsky	

Other Attendees:

Elizabeth Ellis, Maria De La Fuente, Matt Grosshandler

Meeting Initiation

Chair McLaughlin called the meeting to order at 7 PM.

Meeting Minutes

Mr. Maidman moved to accept the minutes of 5/6/21 and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of approval.

ANR 37 and 41 Knob Hill 41

Mr. O'Cain said the net result of this ANR remains the same. Frontage meets minimum requirement. This ANR would make both lots legally conforming. A brief discussion ensued. Mr. Blaszkowsky moved to accept the ANR for 37 and 41 Knob Hill and appoint Peter O'Cain as Agent of the Board. Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of approval.

ANR 113, 115, 119 Norwood Street

Mr. O'Cain said the goal is to provide private drives for abutting lots. This plan will be heard by the Conservation Commission as well. There is erosion controls proposed. This will allow for better proposed driveways. A discussion regarding the new driveways, elevation and drainage ditches occurred. 119 Norwood would have a 12 foot wide driveway and 115 Norwood would have a 10 foot wide driveway.

Mr. Maidman moved to accept the ANR dated 5/19/2021 applicable to 113, 115 and 119 Norwood Street as presented and appoint Peter O'Cain as Agent of the Board to finalize all necessary administrative requirements. The Board voted 3-0-1 (Pannone) in favor of approval.

Selection Committee for SSBC

The Planning Board needs to make an appointment to the Selection Committee of the SSBC. Mr. Blaszkowsky moved and Mr. Maidman seconded the appointment of Mr. Pannone as primary appointee to the SSBC Selection Committee. Mr. Blaszkowsky moved and Mr. Pannone seconded the appointment of Mr. Maidman as alternate appointee to the SSBC Selection Committee.

Master Plan

Ms. Ellis said it was a good week for research regarding the Master Plan. She is still looking at economic vitality and the Route 1 corridor. Route 1 in Foxboro was rezoned as they don't have sewer. They looked at allowed uses by right. They also loosened the water restrictions. We only really have one lot with an option for development. Other areas have no frontage or wetlands.

Mr. Pannone said it is necessary to rewrite zoning to allow for what could happen.

Mr., Maidman said the parcels are small but owners of these properties are holding on as taxes are very low. By the end of the summer the Planning Board should have a discussion of how land should be treated from a tax perspective.

Ms. Ellis said she is looking at different types of industries that could be viable there.

Ms. De La Fuente said she is working on creating a guide to zoning. Then she would like to create a start to business guide for Sharon.

Mr. O'Cain said in most towns the Zoning Bylaws has uses clearly listed so they are working on that. He said the minimum lot size in the industrial district is 1 acre; maybe make it a half acre. Maybe relax rules in water protection district.

Ms. De La Fuente said we need to spruce up downtown regarding beautification. She is looking for grants. Mr. Pannone said that Heights Plaza should be included as part of downtown. He suggested speaking to property owners at Heights. Mr. O'Cain will look at zoning for parking at Heights Plaza. Mr. Maidman said there is a lot of opportunity there.

Ms. De La Fuente said she is looking into granny flats and guides for permitting. She is looking at other Towns approaches to granny flats.

Future Agenda Topics

Review of Post Office Square Design Guidelines

Role of Planning Board in site plan review

Role of Planning Board versus the Zoning Board

Zoning Bylaw 4391

Future Scheduled Meetings

6/10, 6/24

Adjournment

Mr. Blaszkowsky moved to adjourn the meeting and Mr. Pannone seconded the motion. The Board voted 4-0-0 to adjourn at 8:10 PM.