

Town of Sharon Planning Board

Minutes of 4/7/22

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Elizabeth Ellis, Brian Collins, Bob Shelmerdine

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:04 PM. Topics to be discussed:

- *ANR Cape Club, Zoning Recodification*

Meeting Minutes

Mr. Maidman moved to accept the minutes of 3/31/22. Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of approval.

Cape Club ANR

Mr. O'Cain said that we are talking about the new area created to the left of phase 3. As per Dick Gelerman, the language of the recreational overlay district exempts them from the shape factor bylaw. Its ready to go and meets the minimum amount of frontage needed.

Bob Shelmerdine representing Cape Club came before the Board said they need a new Form A to modify existing conditions so they can begin to build. He said the frontage remains exactly the same as in the original ANR. Changes to plan are in the midsection and rear of the property.

Mr. Maidman moved to accept the ANR for the Cape Club as proposed and for Peter O'Cain to act as Agent for the Board. Ms. McLaughlin seconded the motion and the Board voted 3-0-0 in favor of approval.

Zoning Recodification

Ms. De La Fuente stated that since last week they corrected draft #4 and sent it to Mark Bobrowski. Draft #5 should be perfect. The language is finalized and she wants it to be uploaded to the website soon. She will make a social media post. There were no significant changes to draft #4.

Mr. Maidman asked if Mr. Bobrowski will be attending Town Meeting and Ms. De la Fuente said yes he would be attending.

Brian Collins briefly reviewed the Finance Committee position on Town Meeting.

Pre-town meeting is virtual this year.

Next week at the 4/14 hearing, there will be speaker time limits.

Ms. De La Fuente said she sent Ms. Arguimbau legal research re: Section 3300. Ms. Arguimbau will reach back out to Ms. De La Fuente re: Con Comm information as they are meeting tonight.

Ms. O'Cain said to be prepared to discuss why Section 3300 should be removed at Town Meeting. He suggested having a response in writing.

This and That

Mr. Blaszkowsky is stepping down from Lake Management Study.

Planning Board elections need to be held.

Other items

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

There is no definitive plan for the Cape Club yet. All units in Phase 1 are built but not complete.

North Main Street property is a LIP. It will be filed as a comprehensive permit from the ZBA.

The Maskwonicut Bridge should be completed August 2024. Construction will occur around train schedules.

Future Scheduled Meetings

4/14, 4/21, 4/28

Adjournment

Mr. Maidman moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 3-0-0 to adjourn at 7:34 PM.