

Town of Sharon Planning Board

Minutes of 1/19/23

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Sonal Pai, Brian Collins, Laura Nelson

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 7:02 PM.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 1/5/23 Mr. Shapiro seconded the motion. The Board voted 4-0-0 in favor of approval.

Cape Club ANR

Applicant was not ready to present – topic postponed.

Zoning Articles Update

Mr. O'Cain said sections 10.7.5 and 10.8.5 were edited by the AG's office. In response to the AG's comments, we will submit an article for Town Meeting. There are no substantive changes just words.

Mr. O'Cain reviewed the articles: ADU, Short Term Rental Bylaw, definitions of lot coverage, dimensional table changes and Solar Energy. A conversation ensued. Mr. O'Cain said after tonight's discussion we are picking up minor errors. At the next meeting we will spend the meeting time reviewing all the changes for the articles so that public hearings can be set.

On 2/6 Mr. Pannone needs to present the articles to the Finance Committee.

Mr. O'Cain said Mr. Turkington would like the marijuana bylaw to be edited. We don't want to limit marijuana licenses to 20% of liquor licenses. A discussion ensued regarding the light industrial district and how many facilities can fit in. There is an inquiry for an additional space for a dispensary. Mr. Maidman discussed profitability. Mr. O'Cain will get the numbers for profits.

Mr. Blaszkowsky said we need to maximize revenues.

Mr. Pannone said the purpose of the ADU is to promote multigenerational households, vast majority will be in addition off the main residences. Very few stand alone.

Other Items

Mr. O'Cain said he is still waiting on the Birch Hill document from Dick Gelerman.

The Gallery is still early on in process.

40 B on North Main Street is getting close.

Future Discussions

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

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.

Next Scheduled Meetings

2/2

Adjournment

Mr. Shapiro moved to adjourn the meeting and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 by roll call vote in favor of adjournment at 8:50 PM.