

Town of Sharon Planning Board

Minutes 1/11/24

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Laura Nelson, Judy Crosby, David Abbott, Gershon Klapper, Casey McLaughlin

Meeting Initiation

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

Meeting Minutes

Mr. Blaszkowsky moved to accept the minutes of 10/5, 11/2, 11/9 as written and to include Ms. Pai in the top heading. Mr. Shapiro seconded the motion and the Board voted 4-0-0 in favor of approval.

Sign - 21 South Main Street - Carriage House

Tom from sign company stated this sign is a replacement of a sign in place for the business. It is an in kind replacement, slightly larger than the guidelines. The building sign is under the requirements.

Laura Nelson resident says that there is a bylaw that states a public hearing needs to be held for signs. Mr. O’Cain said he will research this.

Mr. Pannone moved to approve the sign for Carriage House at 21 South Main Street. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of approval.

MBTA Zoning Language

Chair McLaughlin said we need to ensure that the public is informed on social media of any changes to the MBTA Zoning. Public outreach is very important. The Planning Board wants transparency for all governmental groups. We are early in the process and starting to get informed. She recommends that we take as much time as we need to understand the law. We will go over the suggested language, understand where its coming from and time lines.

Mr. O'Cain said on the Town website there is an information sheet from the State. There will be a zoning ordinance for the one district where multifamily housing is permitted by right.

Town of Sharon has existing mixed use only bylaw. Residents and business in same building require 20 units per acre. We have MMUOD.

Mr. Blaszkowsky asked if we can reduce the actual practical building areas. We are basically looking at a State porotype with changes. The Bylaw is drafted by a hired consultant.

For Section 9.3.1 highlight first paragraph. Should be reflective of what it should be.

9.3.4 add refer to chart. Chair McLaughlin said its incorporation by reference.

9.3.5 #3 make yellow to review.

Mr. O'Cain will consult with the BOH re 9.3.6 and 9.3.7

9.3.8 off street parking regulation needs to be in yellow to review. A minimum of one space per residential unit located within a ½ mile of the train station.

Mr. Shapiro said we need to figure out where we think the district should be.

Mr. Blaszkowsky said the number of units talks about more crowded and congested area.

Casey McLaughlin resident stated we need to know how many houses are affected by this.

9.3.12 has specific boards listed. Mr. Pannone suggested that specific boards are not included but listed within an outside reference document.

Mr. Pannone said any revisions need to be clearly stated.

At 9 PM. Vice Chair Shapiro took over.

9.3.13 Mr. O'Cain said he will speak with Laura Smead.

Mr. Shapiro said town staff need to investigate further. May need Laura Smead to attend our meetings. The incremental cost for that is nominal. Thinks a public discussion is needed.

On 2/13 Laura Smead will present an educational outreach.

Chair McLaughlin said she would like to see the document cleaned up before being posted. Indicate within the doc areas being worked on.

Mr. Blaszkowsky said the complexity and cost of transparency. Have document out as early as possible to eliminate undue concerns.

Peter O'Cain said he will reach out to Laura Smead the consultant with concerns. He will send the document to the PB members. Determine if refined document can be posted to website.

Mr. O'Cain said the deadline for adoption is December, 2024.

Mr. Pannone said he wants any outstanding questions answered. He wants the language cleaned up. He wants the information disseminated.

Mr. Shapiro said meet to determine what version to proceed with.

Ms. McLaughlin said so many sections are highlighted it shows we are questioning and exploring. This is the first review of the consultants document. Items are highlighted in yellow, outstanding RFI, competing opinions need to work through.

Mr. Pannone suggested everyone provide written comments to Mr. 'Can and then it can be posted.

Mr. Blaszowsky said he thinks this will not be ready for May Town Meeting.

Laura Nelson resident said consider not putting this on May Town Meeting. Post document as PDF and comment on highlighted areas. People can see background to know what is being questioned.

Mr. Shapiro said as a recap, Peter will send updated draft and comments around in a timely manner. He will update and post.

Ms. Pai said she would like to create a web page dedicated to this.

Chair McLaughlin returned to the meeting as Chair.

DIF Grant

Ms. Pai said that the DIF grant is not a good fit for Sharon. Revenue generated by improvements produces low revenue.

Mr. Shapiro said any new improvements made in the zone the incremental tax would be dedicated to improvements in that district. Doesn't pay out. Doesn't need to be at district level.

Ms. McLaughlin said it's not a good use of time.

Mr. Blaszowsky said its complex without payment back.

Ms. Pai said it's a big time commitment from the Town Departments.

Chair McLaughlin said she agrees to move on from this. Mr. Shapiro accepts to not proceed with the Dif. Mr. Blaszowsky seconded the motion. The Board voted 4-0-0 in favor of not moving forward with the DIF process.

Other

Mr. Blaszowsky commented that at the ZBA meeting regarding Edgehill 40 B, there were abutter concerns, congestion concerns, sewage and septic issues, impact on schools, impact on taxes, impact on transportation. He found this all to be concern.

Future Topics

Meeting format - ZOOM/Hybrid

Next Meeting Dates

1/18, 1/25

Adjournment

Mr. Blaszowsky moved to adjourn at 9:05 PM. Mr. Shapiro seconded the motion. The Board voted 4-0-0 in favor of adjourning at 9:46 PM.