

Town of Sharon Planning Board
Minutes of 12/1/16
Sharon Community Center
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Planning Board	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman - absent
Pat Pannone	

Other Attendees

Bob Shelmerdine	Zach Samuels - 81 Azalea
David Morris - 34 Juniper	Laura Nelson – 236 Edgehill
John Beagan - 226 Edgehill Road	Jim Jermyn - 77 Azalea
Jana Korn - 37 Juniper	Charlotte Hogan - 84 Azalea
Roni Thaler	Mr. McSweeney – 68 Walpole Street
Bill Heitin 7 Inca Trail	

Meeting Initiation

Chair Pinkowitz called the meeting to order at 7:30 PM and read the Chair's Report.

Meeting Minutes

Mr. Blaszkowsky moved and Ms. McLaughlin seconded approval of the minutes of 11/10/16. The Board voted 4-0-0 in favor of approval.

Diamond Residences

The legal notice which was posted in the Sharon Advocate was read by Mr. Pannone as pertains to the public hearing for this property to review the definitive subdivision plan filing. Mr. Dias, engineer for the development commented that this would be an 8 lot subdivision with a portion in the water resource protection district. Also discussed was: having a buffer for abutter lots close to new houses. The developer offered to build fences to provide separation between the lots that border the abutters. The Plan needs to add stop signs on both roads, when exiting from the new development areas out onto the existing circles on Juniper and Azalea. The developer will build a sidewalk on one side of the road in the new development and street lights near to each house. For Juniper, the residents do not want the sidewalks on lots t 34 and 37 but rather they want any sidewalk connection to the new development to extend through the circle in the cul-de-sac and not through their properties. Traffic and its danger were also reviewed as pertains to middle school children's hours and waiting at a bus stop while heavy construction trucks are using the road.

Mr. Pannone asked if one of the units would be deemed as affordable and Mr. Dias said he would need to defer to builder Mr. Deych for response.

Ms. McLaughlin moved and Mr. Blaszkowsky seconded the motion that that this Public Hearing would continue to next meeting. The Board voted 4-0-0 in favor.

Spring Valley Redevelopment

Mr. Pinkowitz began the discussion by reading the response from Town Counsel as pertained to the following Planning Board questions regarding the SVCC proposed zoning changes:

1. Rob Maidman will not be able to attend the 12/1/16 Planning Board meeting and as the Board will vote on the SVCC zoning change, he wants to know if he can give a proxy in the event of a tie vote?
 - No, Rob may not vote by proxy. What he can do is use the "Mullin Rule" to vote on the matter at the next hearing. Here's how that would work: Before the Board votes tomorrow night, they should decide if they want to invoke the Mullin Rule to allow Rob to vote at the next hearing if there is, in fact, a tie vote (or, even if Rob wants to vote regardless of whether it is a tie vote). The Board may then vote, keeping the hearing open and continue the hearing until the night of Town Meeting. Prior to Town Meeting, Rob must review all the testimony and evidence introduced at the hearing he missed, fill out the attached certification and file it with the Board. Then, the night of Town Meeting, the Board should reconvene, at which point, the motion that was voted on prior is re-stated and Rob can then voice his vote. The Board then may then close the hearing.
2. At the last meeting a neighbor stated that they would like the overlay zoning area to include everything inside Tiot and Edgehill from Canton to Norwood. Is this possible?
 - No, the overlay district may not be expanded, as it would be outside the scope of the warrant article.

A discussion ensued with Mr. Beagan regarding the fact that Town Counsel said the overlay district may not be expanded.

Mr. Shelmerdine commented that no other Board had voted yet regarding this matter. He said there is a preliminary MOU with Norwood to provide water and sewer connection to the property. Next steps are to have it signed by Norwood Selectmen.

Selectmen Heitin commented that Emergency water hookup with the MWRA is important for Sharon. He said the Selectmen will decide at their meeting if they will sign the new MOU.

Mr. Shelmerdine commented that no changes have been made to the warrant article since 11/10/16.

Laura Nelson of 236 Edgehill Road commented that she wants buffer protection for the abutters in the form of fencing or vegetative. She said the proposed single family homes have 20 square foot zoning and current residents must abide by 40 square feet.

Ms. McLaughlin commented that she commends the applicant for effort. She was not pleased with the extreme limited timeframe. She is concerned with what is standard and to benefit the public good. She wants to ensure the development fits with who we are and is concerned if abutters had reasonable time to assess and provide feedback.

Mr. Pannone commented that Mr. Shelmerdine has jumped through hoops. He however is wrestling with separating the MOU from the article from the project. He has no issue with the project. He is concerned that the MOU and article language is so closely linked. He thinks the 8 proposed homes should match the zoning in place. He thinks all should be offered the same opportunities.

Mr. Blaszkowsky commented that we don't have a master plan as a benchmark. He thinks the project is well conceived given current rules and known alternatives. He wants to ensure the Planning Board and abutter's voices are heard/effective.

Mr. Pinkowitz said he believes this is a good project versus the existing zoning. He thinks if we were afforded more time the project would be better with kinks worked out.

Mr. Shelmerdine said the new plan has fewer homes and fewer bedrooms than a conventional subdivision. Less land is being developed and the environment is not being impacted as much. He thinks it benefits the public as an alternative to regular homes.

Mr. Blaszkowsky moved to vote on the overlay district warrant article as of 11/16 and not incorporated subsequent amendments made to it. He also commented that the Chair will make note of the Boards concerns in his letter to the Town Clerk at Town Meeting regarding the significant reservations. Mr. Pannone seconded the motion and the Board voted 3-1 in favor of approval.

Adjournment

The Board voted 4-0-0 to close the PB meeting at 10:10 PM

Future Scheduled Meeting

12/22, 1/5, 1/19, 2/2 (no Ben)