

Town of Sharon Planning Board
Minutes of 2/2/17
Sharon Community Center
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Planning Board	
Ben Pinkowitz, Chair absent	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pat Pannone	

Other Attendees

Bob Shelmerdine	Tom Houston
Ed Sweeney	

Meeting Initiation

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

Meeting Minutes

Mr. Maidman moved and Mr. Pannone seconded approval of the minutes of 1/19/17. The Board voted 3-0-1(McLaughlin) in favor of approval.

Sharon Gallery Business District D Amendment

Attorney for the applicant, Bob Shelmerdine, came before the Board with Tom Houston (zoning consultant for the Town) to review zoning by-law changes proposed for additional uses to be allowed in the Business District D zoning district. Together they reviewed the language changes that were being proposed. Mr. Houston stated that they want to eliminate language which mandates building a lifestyle center. The language encourages low-impact design and meeting LEED certification criteria. A discussion ensued where each member provided their detailed changes to the language.

Mr. Shelmerdine requested flexibility by the Board. A question arose as to whether the Board wanted additional assisted living as it is already being built across the street, however, Mr. Blaszkowsky requested that he wants affordable units included in any residential development. A public hearing on this zoning amendment is scheduled for 3/2/17.

68R South Walpole Overlay District

Ed McSweeney came before the Board with an article, which proposes to establish the 68R South Walpole Overlay District. Mr. McSweeney contends that the purpose of the article is to encourage commercial development and/or multi-family development of an underutilized property. Mr. O'Cain reviewed his letter that commented on the article and issues related to it. A public hearing is set for 3/2/17.

ANR 138 East Street

Peter O'Cain presented an ANR for the Plan of Land at 138 East Street in Sharon, Massachusetts to have the existing lot divided. He said it meets minimum lot size and width for this zoning district. Wetlands have been confirmed as flagged by the Conservation Agent. This property meets the requirements of a subdivision. After a

discussion, Ms. McLaughlin moved to approve the ANR for 138 East Street and Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of approval.

Adjournment

The Board voted 4-0-0 to close the PB meeting at 9:15 PM

Future Scheduled Meeting

2/16, 3/2