

Town of Sharon Planning Board  
Minutes of 2/16/17  
Sharon Community Center  
Filmed by SCTV

<b>Planning Board</b>	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer absent
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman absent
Pat Pannone	

**Other Attendees**

Bob Shelmerdine	Tom Houston
Ed Sweeney	Carl Chudnofsky

**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 Mr. Pannone seconded approval of the minutes of 3/2/17. The Board voted 2-0-1(Pinkowitz) 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 most recent language changes that were being proposed known as draft 3. A discussion ensued where each member provided their detailed thoughts to the language.

Carl Chudnofsky of CB Ventures is in charge of finding tenants for the shopping center. He stated mixed uses are the way of shopping centers today. This is to include such things as emergency health, hospital and housing. Mr. Pannone stated he wanted to hear from the Police and Fire Chiefs as to whether there is a need for emergency facilities. Mr. Shelmerdine will reach out to both Chiefs for their opinions.

The takeaways from the meeting included that Mr. Shelmerdine will provide draft 4 to the Board prior to the Public Hearing, he will get input from the Police and Fire Chiefs regarding the need for medical uses, and he will refine the language to speak to regulatory definition for congregant housing that wouldn't allow for those not over 60 or disabled.

**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. A conversation of the history of the project was discussed by Mr. McSweeney. A public hearing is set for 3/2/17.

**Other**

Mr. Pannone stated he attended the Board of Selectmen's meeting and was informed of a 40B proposed on 7 lots on Edgehill Road. He stated there was opposition to this.

Mr. Pannone commented that the MPSC is discussing breaking up into subcommittees to tackle particular topics.

**Adjournment**

The Board voted 3-0-0 to close the PB meeting at 9:30 PM

**Future Scheduled Meeting**

3/2, 3/16, 3/30, 4/13, 4/27, 5/11, 5/25