

Town of Sharon Planning Board  
Minutes of 3/16/17  
Sharon Community Center  
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<b>Planning Board</b>	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pat Pannone	

**Other Attendees**

Bob Shelmerdine	
Carl Chudnofsky	Tom Houston
Amy Kwesell – Town Counsel Walpole	Elizabeth Siftar
Kathy Farrell	Bri McAlevey
Silas Fyler	Zick Mattson Walpole
Bill Abbott Walpole	Pat Ashorn
Seth Pickering - DOER	Bill Heitin

**Meeting Initiation**

Mr. Pinkowitz called the meeting to order at 7:40 PM and read the Chair's Report.

**Meeting Minutes**

Mr. Pannone moved and Mr. Blaszkowsky. McLaughlin seconded approval of the minutes of 3/2/17. The Board voted 4-0-1 (McLaughlin) in favor of approval.

**Public Hearing Codification Article**

The Public Hearing notice was read. Mr. Blaszkowsky moved to open the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted in favor of opening the hearing 5-0-0.

Mr. O'Cain stated that this article combines the bylaws and zoning regulations into an organized document to be updated as Town Meeting votes. There are no substantive changes to the intent. A discussion ensued.

Ms. McLaughlin moved to close the Public Hearing and Mr. Maidman seconded the motion. All voted in favor of closing the hearing 5-0-0.

Ms. McLaughlin moved to approve the codification changes as reviewed by Peter O'Cain. Mr. Blaszkowsky seconded the motion and the Board voted 5-0-0 in favor of approval.

**Public Hearing – Green Communities**

The Public Hearing notice was read. Mr. Pannone moved to open the Public Hearing and Mr. Maidman seconded the motion. The Board voted in favor of opening the hearing 5-0-0.

Seth Pickering of the DOER provided an overview of the grant program and the associated requirements. He stated that both Stoughton and Easton are green

communities. He said a benefit is that with the grant program you get the grant and a rebate for utilities. The Town can qualify for 250K grants each year after it is designated as green. A conversation ensued in which concerns were expressed. Mr. Blaszkowsky offered an amendment to the proposed Article which was provided to Mr. Pickering to discuss with the Green Communities group in his department. The Article and amendment remain on the table. The hearing remains open and will be discussed at the 3/30 meeting.

#### **Public Hearing Business District D – Sharon Gallery**

The Public Hearing notice was read. Mr. Blaszkowsky moved to open the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted in favor of opening the hearing 5-0-0.

Mr. Shelmerdine stated that he represents the owner of Sharon Gallery which is a 59 acre site. He has met 5-6 times previously with the Planning Board. Tom Houston of PSC was engaged by the BOS to draft an article to add additional uses by right or special permit in Business District D. He removed some specific design criteria and added environmental criteria. He said all met two weeks ago and a number of concerns were raised. He provided a clean draft of the changes and reviewed. Memory care was added as a permitted use but not paired with assisted living. Hospitals and satellite emergency facilities were struck. Congregant housing will be limited to 50 units. .

Mr. Maidman also asked that the word “qualified” be added before disabled person on top of page 6 of the handout. A conversation ensued.

Mr. Pannone moved to close the public hearing and Mr. Maidman seconded the motion. The Board voted 5-0-0 to close the hearing.

Mr. Pannone moved to accept the warrant article as presented subject to adding the word qualified before disabled person on the top of page 6. Mr. Blaszkowsky seconded the motion and the Board voted 5-0-0 in favor of approval.

#### **Adjournment**

The Board voted 5-0-0 to close the PB meeting at 10 PM

#### **Future Scheduled Meeting**

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