

**Town of Sharon
Economic Development Committee
Virtual Meeting via Zoom**

**EDC Meeting Minutes
7/19/21**

EDC Members

Rob Maidman, Chair	Alan Lury
Jim Berish	Pasqualino Pannone
Eli Hauser	Xander Shapiro
Milena Virrankoski absent	Aleksander Tomic absent

Other Attendees

Elizabeth Ellis	Maria De La Fuente

Administration

- Chair Maidman called the EDC meeting to order at 7:00PM via ZOOM and outlined the meeting objectives.

Minutes

- Mr. Shapiro moved to accept the minutes of 6/14/21 and Mr. Berish seconded the motion. The Committee voted 5-0-0 in favor of approval.

Master Plan

- Mr. Pannone said Ms. Ellis and Ms. De La Fuente are working on updating zoning language. We are looking at hiring Mr. Bobrowski to clean the language to make the bylaws more user friendly. Make modifications to particular zoning. There would need to be 2 articles: the first to clean up language and the second to better align zoning to match Master Plan goals and objectives. The implementation committee met and they are looking at signage, grants to assist on clear objectives and grants we didn't think about but might be worth pursuing and housing authority and funding how to apply, what's best use look for affordable opportunities.
- Ms. De La Fuente said solar energy is not promoted as green community in current zoning bylaws. No guidelines. Also tiny houses are implemented in state. Nothing in bylaws. Issue with accessory dwelling units. Not specific enough on how to proceed.
- Mr. Pannone said this is worthwhile to do and get passed.
- Mr. Berish mechanism to give building inspector more power to make standard decisions.
- Mr. Pannone said why are we so restrictive with our setbacks at 20 feet. Would 50% of the nonconforming lots be less restrictive if it was a 15 foot setback?
- Mr. Hauser said perform a study of the last 5 – 10 years. How many ZBA apps for setback relief were denied or accepted. From a historical perspective, ZBA is created from the Planning Board in the 1960's to split the load of work. If you look at other towns, zoning is under the Planning Board.

- Mr. Pannone agrees that the Planning Board needs to recoup some of the power lost to the ZBA.

Select Board Report

- Chair Maidman shared the Executive Summary draft format with the Committee and asked for their opinions on how to proceed.
- Mr. Shapiro suggested doing one section to see how it looks and then do the rest so it is consistent. This method sets everyone up to copy the approach.
- Ms. Ellis said in the permitting guide that she is creating; there is information on current zoning, etc.
- Mr. Maidman said the summary recommends who writes the various sections but the group can refine.
- Mr. Pannone asked how this information differs from what Maria has done. He questioned 5 year business history and ownerships and asked what this tells us. The opportunity and findings recommendations come from that.
- Mr. Lury said he likes consistency in all areas to be able to roll to executive summary. This is a very well planned way to present to the Select Board. It provides summary and detail behind findings and recommendations. He agrees to do on a consistent basis. Homogeneous presentation from reader's standpoint is to be consistent.
- Mr. Berish said he is happy to start drafting Route 1 corridor section.
- Mr. Hauser suggested the format be objective, recommendation and summary.
- Mr. Pannone said the presentation is the highlights. The backup is good to have but should not be presented.
- Mr. Hauser said in the Executive Summary, brainstorm 3 - 5 slides. What we know intuitively. Validate with numbers. You need external validation. Show we did our homework in sections 2-5.
- Mr. Shapiro said tell, tell, and tell.
- Chair Maidman said the Executive Summary speaks for itself. Need to incorporate inductive and deductive thoughts.
- Mr. Hauser said to focus 5 to 10 page PowerPoint. 3-5 pages for each section.
- Chair Maidman said the idea is to point the Select Board in the direction we think they should go and what's needed to get to the next step. He said the summary is written inclusively, sets stage, 3-5 slides, puts reinforcement to initial summary and recommendations then we have a blueprint to follow.
- Mr. Lury said don't bury with details. Legitimize recommendations however. Need detail in back pocket so have assemblance of study. Route 1 will be where we start – Jim, Sasha and Alan.
- Chair Maidman to work on the Executive Study with Xander and Pat.

Next meeting dates

- The next scheduled EDC meeting dates include: 8/23 and 9/13

Adjournment

- Mr. Pannone moved to close the meeting and Mr. Berish seconded the motion. The vote was unanimous to conclude at 8:15 PM