





Public Meeting #3

May 30, 2019 7:00 – 9:00 PM Sharon Community Center Ballroom, 219 Massapoag Avenue



Tonight's Agenda



Welcome

Pasqualino Pannone and Shannon McLaughlin, Master Plan Steering Committee Co-Chairs Susan Price, DPW Planner

Highlights of Draft Goals and Recommendations

Susan Silberberg, CivicMoxie Karl Seidman, Karl Seidman Consulting

How to use the Plan

Susan Silberberg, CivicMoxie

Mobile Stations: Draft Goals + Recommendations

Next Steps



Master Plan Steering Committee



Pasqualino Pannone, Co-Chair, Planning Board

Shannon McLaughlin, Co-Chair, Planning Board

Peg Arguimbau, Conservation Commission

David Crosby, Water Management Advisory Committee

Joseph Garber, Zoning Board of Appeals

Eli Hauser, Board of Selectmen

Chuck Levine, Board of Health

Mena Mesiha, School Committee

Keri Murray, Citizen-at-Large

Susan Olson Drisko, Citizen-at-Large

Signe Peterson Flieger, Citizen-at-Large

Ted Philips, Finance Committee

Susan Rich, Community Preservation Committee

Laura Smead, Citizen-at-Large



This Master Plan will Create...



A public policy framework with a solid foundation of community and political support that will shape the laws, regulations, investments and policies of Sharon for the next 10-20 years!





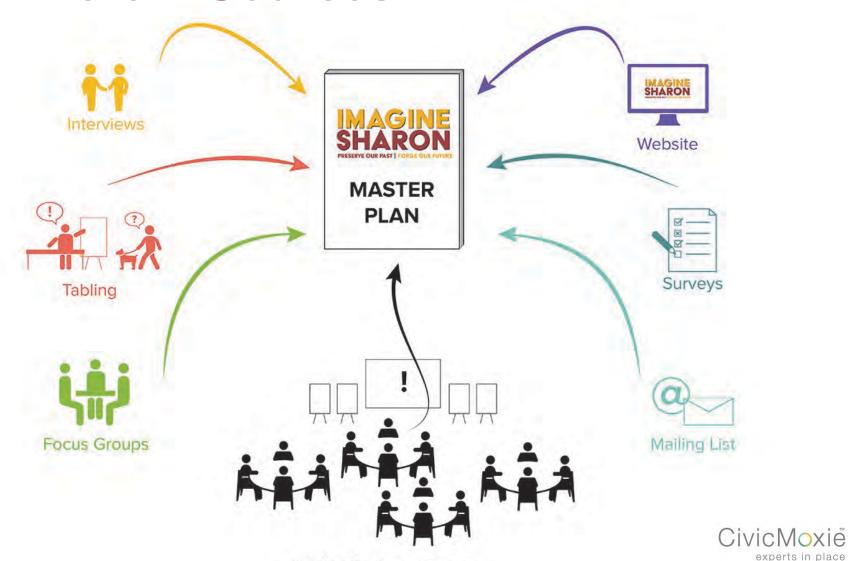


A Vision and an Investment in Sharon's Future!



Data Gathering from Many Different Sources...





Public Meetings + Events

Plan Components



- 1: Introduction
- 2: Sharon Today: Demographics and Trends
- 3: Imagining Sharon for Tomorrow: Vision
- 4: Elements of the Master Plan
- 5: Implementation Actions



Imagining Sharon for Tomorrow

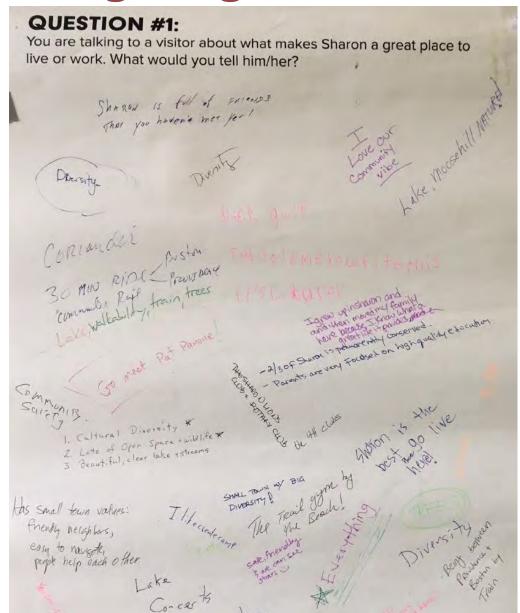




From 6/14/18 Kick-off Event

Imagining Sharon for Tomorrow







Comments from Square Jam 2018

Image Source: www.townofsharon.net



Fall Survey Results



Words you think best describe Sharon...





Fall Survey Results



What you would miss most in Sharon if it were lost...





Imagining Sharon for Tomorrow



The vision for Sharon's future is an inclusive, accessible, and vibrant community that aims to improve quality of life for all. This vision is a "Sharon Connected," a town that connects people to people, place to place, and ideas to action, to preserve our past and forge our future.



Elements of the Master Plan





C – Cultural and Historic Resources



E – Economic Vitality



H – Housing



L – Land Use and Zoning



🖎 O – Open Space, Recreation, and Natural Resources



P - Public Facilities and Infrastructure



T - Transportation and Mobility



CH - Community Health



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DRAFT Goal

Make strong connections through communication and coordination between Sharon's arts, culture, and business communities to support vibrant public spaces and robust amenities and services for residents and visitors.





Sharon Community Chamber Orchestra Source: www.scco.ora

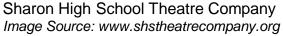




DRAFT Goal

C2 Better utilize existing buildings and physical spaces for arts and culture and identify new opportunities for multi-use arts and cultural spaces in town.









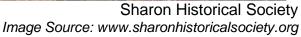




DRAFT Goal

C3 Celebrate and make known the full breadth of Sharon's history and historic resources.







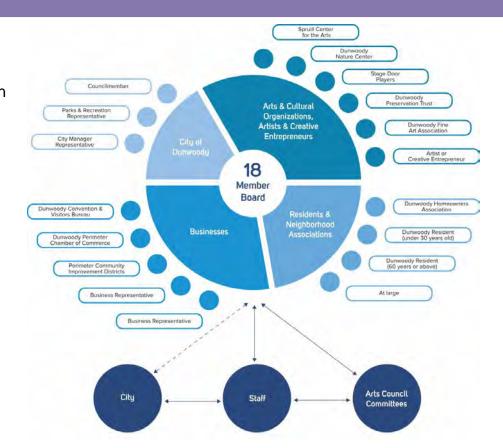
Sharon Public Library



DRAFT Goal

Support a unified approach to coordinating, funding, and marketing arts, cultural, and historic assets and events in the town.

Example of a Structure for an Arts and Cultural Organization working with Businesses and Local Government







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DRAFT Goal

Enhance and reinforce Post Office Square as a community center for local businesses and activities.









DRAFT Goal

Create a strong, supportive environment for local businesses and self-employed/start-ups.





The Bradford Mill shared workspace Concord, MA *Images Source: www.bradfordmill.com*





DRAFT Goal

E3 Expand commercial and industrial development to create a more balanced tax base.



Multi-tenant buildings on Merchant Street





Parking behind Alice's Mandarin, Post Office Square





DRAFT Goal

Create septic and sewer capacity to foster economic development.



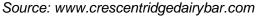




DRAFT Goal

E5 Develop new capacity to undertake economic development and related activities.











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H1 Support and encourage mixed-use development in appropriate areas in town, e.g. Post Office Square, Cobbs Corner, Shaw's Plaza, and the Heights Plaza.











H2 especially options that foster community and intergenerational connections in walkable neighborhoods with access to services and shops.



Whitney Place Image Source: www.dariodesigns.com





Examples of Accessory Dwelling Units



H3 Create green and sustainable housing, including mixed-use options and walkable locations in close proximity to shops and services.





Wilber School Apartments

"Pocket neighborhood" example, Concord Riverwalk Image Source: www.concordriverwalk.com







H4 Create and preserve affordable units, particularly rental units, to ensure continued socioeconomic diversity and to maintain at least 10% of Sharon's year-round housing stock as affordable per MGL c.40B.







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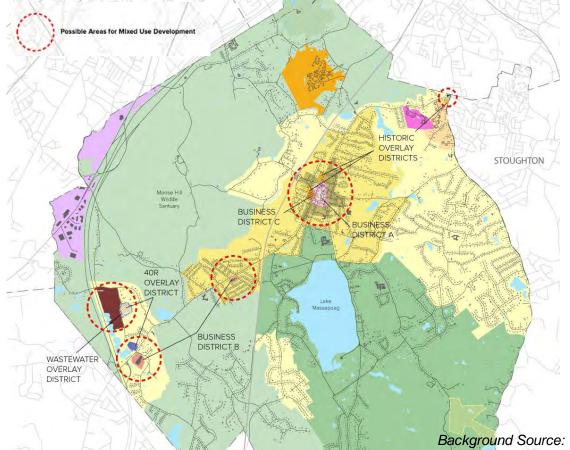
CH – Community Health



Land Use and Zoning

DRAFT Goal

Encourage mixed-use development, where appropriate, to support connectivity, walkability, aging in community, and local businesses.





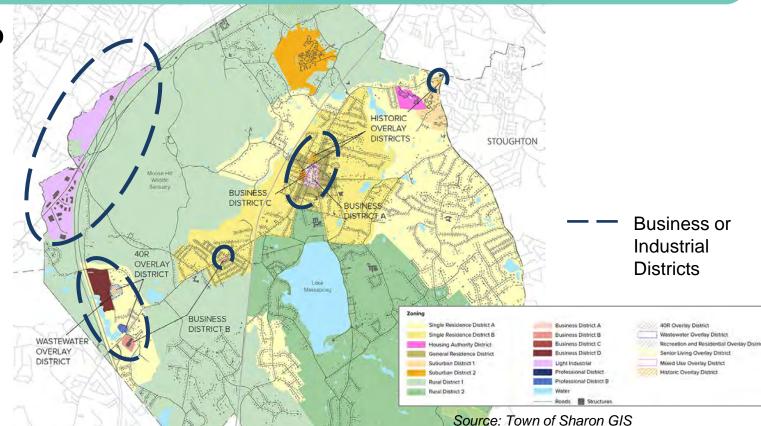
CivicMoxie

Background Source: Town of Sharon GIS



Encourage economic growth and development in the town's commercial and industrial districts to generate an increase in commercial tax revenue and to create destinations for residents and visitors.

Zoning Map





Land Use and Zoning

DRAFT Goal

L3 Maintain the character of the town and its neighborhoods while allowing appropriate redevelopment and growth.



Adaptive reuse of the Wilber School



Possible area for future redevelopment Image Source: Google





Land Use and Zoning

DRAFT Goal

L4 Coordinate Town efforts to plan for future infrastructure, services, programs, facilities, and finances.



Image Source: www.nacto.org









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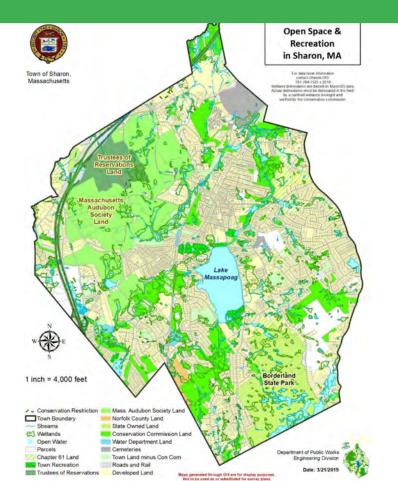


CH – Community Health



Open Space, Recreation, and Natural Resources DRAFT Goal

O1 Preserve and actively maintain the town's natural resources and water quality and supply.



Source: Draft 2019 Open Space and Recreation Master Plan (OSRMP)





Open Space, Recreation, and Natural Resources **DRAFT Goal**

O2 Ensure long-term preservation and maintenance of open space and agriculture properties.



Wards Berry Farm (left)

Crescent Ridge Dairy (below)

Open Space, Recreation, and Natural Resources DRAFT Goal

O3 Connect passive and active recreational spaces, trails, and natural resources, including the Lake.



Prepared for the Town of Sharon by Metropolitan Area Planning Council Project funding provided by MassDOT South Coast Rail Technical Assistance Grant December 2014









Open Space, Recreation, and Natural Resources DRAFT Goal

O4 Expand recreational opportunities for all age groups and abilities in town.











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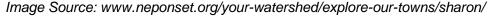


DRAFT Goal

P1 Improve the septic and sewage treatment conditions and facilities in town.











DRAFT Goal

P9 Maintain and improve existing Town facilities.



Proposed New Sharon Public Library Rendering from North Main Street Image Source: www.sharonpubliclibrary.org

Rendering of new Town Hall project Image Source: www.townofsharon.net



DRAFT Goal

P3 Maintain and improve physical infrastructure systems in town.



Sharon's Water Storage Tanks Image Source: www.sharonwater.com





DRAFT Goal

P4 Expand funding sources to improve infrastructure, programs, and services.









DRAFT Goal

Improve communication and social systems in town.



er Nature has figured out that it is really spring, and I look forward to seeing all the flowers and trees in bloom

May s Older Americans Morth. The theme for this year is "Connect, Creats, Contribute." Connecting with friends, family and services that support participation is the first part. of the theme. Creeting involves engaging in activities that promote learning, health and personal ennotment. Con-fibulling your time and talent for the benefit of others is the last. Hopefully these are things that you already do. We are fortunate here at the Adult Center to have many who volunteer their time and services to the community. I also enjoy sesting all who altend the many programs and clas-ass, we offer. With summer holidays approaching, I do trope that people connect with families and friends to pelebrate and/or remember loved ones.

Do you watch the Dlympics? Have you ever dreamed that Do you waster ore supplies? Have so, so, ever a reserve that maybe you can a reserve the market so you channed. The Foxbors Senies Center is sponsoring their First Annual Senier Driymsibe, May 14-16, so pen to anyone 60-4 years old from any town. There will be opening and closing ceremonies, and many vewers throughout the four days such as various warks, darts, comhole, backetball free throw, bowling, and more, and medals will be awarded to the top competitors in each age category. There is a \$5 registration fee per person. Registration deadline is May 14, forms with the achievable of events are available at the Adult Center

There are programs and classes for everyone. Follow the thems of Older Americans Month and "connect, crisite, and contribute" to our activities. I hope to see you at the Adult Denter scon.

Programs, Classes, Registration Info	beginning page 2
Social Services Information	page 6
Calendar	page T
Monthly Celebrations	page 12

Insurance options may be when you leave employment or if you are going on or already on Medicare. See Flanager will discuss health insurance outside of employer sponsored coverage such as Medicare, Medigap and Medicare Advantage plans, and programs available to early retirees such as COBRA. Sue is a Senior Plan Consultant who has worked for Blue Cross Blue Shield of Massachusetts for the worked for this Crees Blue Shells of Massachusetts for the past 15 years. She has over 20 years experience working in the Health Insurance industry with a focus on Medicars products. This program is FREE, an RSVP for sealing is suggested by May 17. Light refreshments will be available.

PROPERTY TAX WORK OFF PROGRAM

FY'20 (July 1, 2019—June 30, 2020) Applications will be available after May 15 and will approaches will be available alies hely to a not will be mailed to threse carriedly enrolled in this program. All applicants, whather re-entrolling or new, may apply until June 14 Applications received after June 14 will be considered after July 1 for any performance and programs. There are some changes for FY'20. They are some changes for FY'20. They are

- Income of all persons living in the household will be osculated tracerds the income requirement . Financial guidelines will be based on total family in-
- If your indusehold income is no more than \$61,916. you will be aligned for a \$1,500 maximum death. If your household income is no more than \$88,000, you will be

eligible for a \$750 maximum dradit. Please contact Susan Edinger at the Adult Center if you have any questions.

ADURT CENTER OFFICE HOURS

(Neutlay) — Wednesday, 200 am to 430 pm. Thursday, 3:39 am no 430 pm. Moca mail is available 34 hours and day. Please leave a message if no one is available 34 hours and day. Please leave a message if no one is available 30.



Sharon Council on Aging Van Image Source: www.townofsharon.net





DRAFT Goal

P6 Support the continuing quality of Sharon's Public School system.







Elements of the Master Plan





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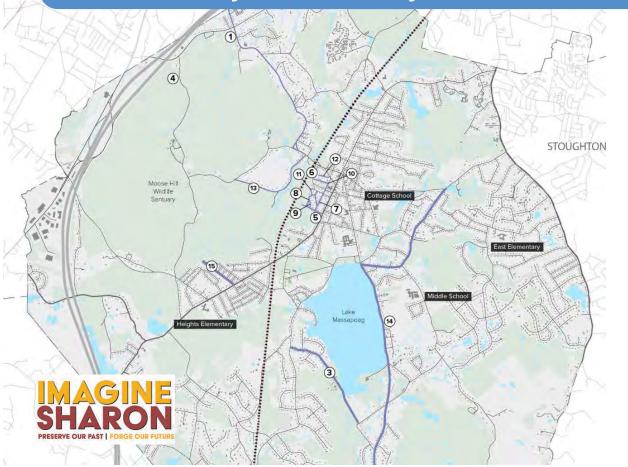
CH – Community Health



Transportation and Mobility

DRAFT Goal

T1 Continue to adhere to and promote Complete Streets principles with all roadway infrastructure improvements to increase walkability and bikability.





15 Complete Streets Prioritized Projects

Data Source: Sharon Department of Public Works



Transportation and Mobility

DRAFT Goal

T2 Improve pedestrian safety and accessibility for all ages and abilities through Americans with Disabilities Act (ADA) compliance.







Several examples to slow traffic and improve pedestrian

safety.









Transportation and Mobility

DRAFT Goal

T3 Expand local and regional transportation networks by partnering with existing organizations that support transit and shared mobility.



Maynard Shuttle at South Action Station Image Source: www.crosstownconnect.org



Existing Sharon MBTA Commuter Rail Station and Parking

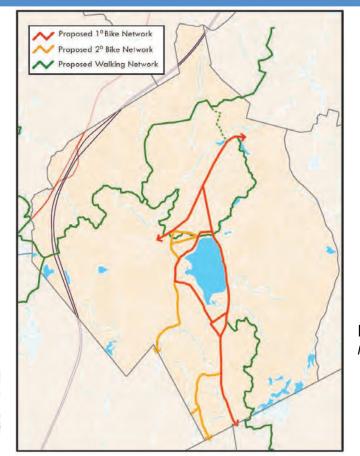






DRAFT Goal

T4 Implement transportation policies and infrastructure improvements holistically to promote transportation and land use connections.





MAPC's Proposed Bike and Walking Networks Image Source: Lake Massapoag Bicycle Network Plan, Map 4





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+ CH – Community Health



Community Health

DRAFT Goal

- CH1 Promote environments that foster formal and informal connections among neighbors and peers to enhance social capital and intergenerational ties.
- CH2 Support the mental and emotional wellness of children and youth to reduce the potential for risky behaviors and to increase opportunities among all youth in town.
- CH3 Enhance public health resources to address environmental exposures and respond to threats that could affect the physical health and mental wellbeing of residents.





Community Health

DRAFT Goal

CH4 safety investments to support daily physical activity and exposure to health-supporting environments.

CH5 Pursue an age and dementia friendly strategy to increase opportunities for residents to age in community.

CH6 by integrating a health and equity lens into local decision-making.





How to Use the Plan



- Vision to guide planning and implementation for next 10-15 years
- Prioritize actions and recommendations, set funding accordingly
- Measure implementation progress yearly
 - annual report compiled from departments and boards



How to Use the Plan



- Use plan cross-references to coordinate actions between similar recommendations and by departments, commissions, boards, and possible community partners
- Start-up Sections as models for how to get going...



Master Plan Start-up Sections



The Imagine Sharon Master Plan will include Goals and Recommendations with suggested action timeframes and key responsible parties. Recognizing that several recommendations require substantial moves, the consultant team is providing several examples of recommendations broken down by smaller steps to increase achievability.



Master Plan Start-up Sections



- 1. Septic
- 2. Business group
- 3. Arts, Culture, Historic Preservation Organization
- 4. Aging in Community



Master Plan Start-up Sections



- 1. Septic
- 2. Business group
- 3. Arts, Culture, Historic Preservation Organization
- 4. Aging in Community



Start-up: Arts, Culture & Community



Goal 4: Support a unified approach to coordinating, funding, and marketing arts, cultural, and historic assets and events in the town.

•Recommendation:

 Create a collaborative, town-wide arts, business, and historic organization to share resources, support mutual interests, and pursue diverse funding to support goals and initiatives.



Start-up: Arts, Culture & Community



Next Steps:

- ✓ Identify who will lead the effort:
- ✓ Plan and facilitate a meeting to test idea of forming a nonprofit and to solicit volunteers to help.
- ✓ Prepare materials and conduct outreach to disseminate information and inform the wider public of this effort.

Cultural Organizations (partial list)

- Sharon Cultural Council
- Police & Fire Museum
- Sharon Public Library
- Creative Arts Association
- Sharon Community Chamber Orchestra
- Sharon MA Concert Artist & •
 Music Teachers Association
- Temple Sinai Sustainable Sharon Arts & Culture Committee
- Cultural Arts Committee at
 - Temple Israel
- Sharon Public Schools
 - FAME (friends of art and music education)



Start-up: Arts, Culture & Community



Next Steps:

- ✓ Convene meeting(s) of arts, cultural, and historic preservation stakeholders to discuss ideas, potential roles and initiatives and programs of an organization, and next steps.
- ✓ Hold periodic meetings (perhaps monthly evening meetings)
- ✓ Initiate discussion to formalize group, its mission and activities



Mobile Stations - Overview



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HOUSING

The following are draft principles for public comment.

H1 Support and encourage mixed-use development in appropriate areas in town, e.g. Post Office Square, Cobbs Corner, Show's Plaza, and the Heights Plaza area.

Recommendations:

- H1.1 Review zoning in appropriate areas to see if the existing Mixed use Overlay District regulations that currently apply only to Post Office Square could be applied to other commercial areas.
- H1.2 Consider possible tax incentives that encourage mixed-use development that includes housing at Shaw's Plaza, Sharon Heights Plaza, Post Office, Square, and Cobbs Corner.
- H1.3 Consider zoning amendments and wastewater infrastructure to encourage new housing in and near Post Office Square to include a variety of, housing types, sizes, price ranges, and rentals and ownership to support that four's socioeconomic diversity and to utilize town center amenities and transit services.

H2 Promote and allow housing types for aging in community, especially options that foster community and intergenerational connections in walkable neighborhoods with access to services and shops.

Recommendations:

- H2.1 Allow and encourage accessory dwelling units (ADUs) and provide residents with educational "how to" materials for permitting, operation, and maintenance.
- H2.2 Increase awareness of the existing Property Tax Work Off Abatement Program.
- H2.3 Consider zoning amendments that encourage use of Universal Design or "visitability standards" for new housing, particularly near Post Office Square and other commercial areas.
- H3 Create green and sustainable housing, including mixed-use options and walkable locations in class proximity to shops and services.

Recommendations:

- H3.1 Further encourage or incentivize cluster/flexible subdivision design; consider discussions with developers of undeveloped but permitted properties regarding the potential environmental, social, and financial benefits of cluster neighborhood design.
- H3.2 Allow smaller homes and cottage or "packet neighborhood" developments.
- H3.3 Consider strategies to manage tear down/rebuild of smaller starter homes and/or historia, homes in addition to demotifion delay for buildings of a certain age, such as creation of a Neighborhood Conservation District, or other zoning regulations that could include energy or infrastructure-related charges based on dimensional limits.
- H4 Create and preserve affordable units, particularly rental units to ensure continued socioeconomic diversity and to maintain at least 10% of sharon's year-round housing stock as affordable per MGI.

 -4.48.

Recommendations:

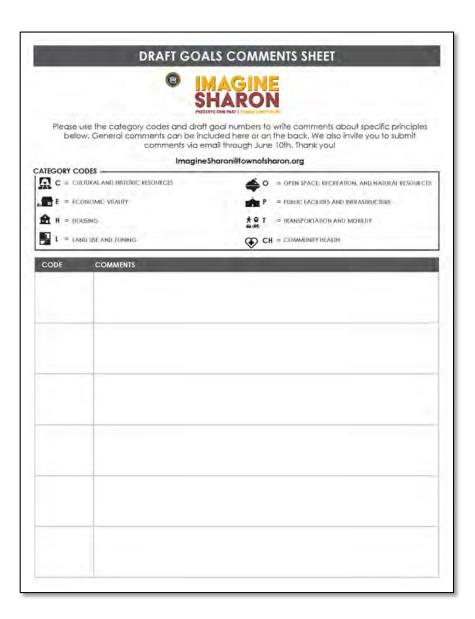
- H4.1 Rejuvenate the Affordable Housing Trust with a fully appointed board and funding to identify alternative policies and projects to maintain Sharon's 10% affordability threshold.
- H4.2 Consider implementing a broader inclusionary housing policy with higher percentage requirements depending on development type and size.
- H4.3 Apply for public funds, such as MassWorks or MassHausing's Planning for Hausing Production Program, to be used to help fund infrastructure construction and maintenance related to affordable housing creation.
- H4.4 Increase the proportion of Community Preservation Act (CPA) funds allocated for the creation and preservation of affordable housing units.
- H4.5 Consider himg a full- or part-time town blanner or staff person who can coordinate Town efforts and infliatives and pursue grants and funds to support housing creation, preservation, and affordability, and other related programs and services.

- Each station highlights a plan element
- Info includes the goals as well as the recommendations to achieve the goals



Mobile Stations - Overview



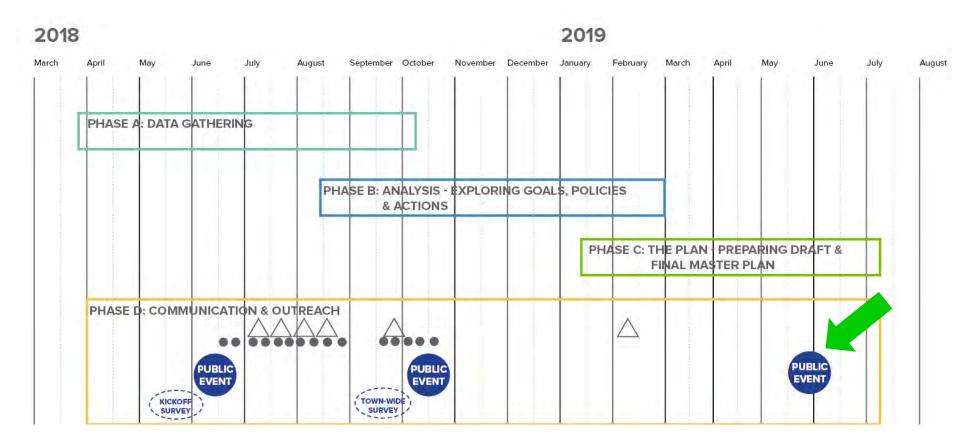


- Feel free to write comments on the Large Sheets on the Tables or on your Draft Goals Comments Sheet.
- When possible, please indicate the corresponding Goal/Recommenda tion (Letter/Number) for your comments.



Next Steps







Next Steps



The Draft Goals and Recommendations will be posted on the Town website for reference. Public Comments on the Draft Goals and Recommendations will be accepted through **Monday**, **June 10**th.

Comments can be submitted tonight, mailed or dropped off at:

Sharon Department of Public Works

Attn: Susan Price

217 S. Main Street

Sharon, MA 02067

or emailed to the MPSC at ImagineSharon@townofsharon.org.





THANK YOU!

To receive updates about the final plan, please sign up at: www.townofsharon.net/master-plan-steering-committee

Questions? Comments? You can contact the Committee at: lmagineSharon@townofsharon.org

