

Town of Sharon Planning Board

Minutes of 1/24/19

Sharon Community Center

Planning Board Members

Pasqualino Pannone, Chair	Shannon McLaughlin
Rob Maidman, Vice Chair	Peter O'Cain, Town Engineer
Kai Yu, Clerk absent	Lance DelPriore, Asst. Town Engineer
David Blaszkowsky	

Meeting Initiation

Chair Pannone called the meeting to order at 7:35 PM and read the Chair's report.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 12/20/18 and Mr. Maidman seconded the motion. The Board voted 3-0-0 in favor of approval.

Audubon Preserve Subdivision

Mr. O'Cain reviewed the performance bond history for the Audubon Subdivision. He said the Board had voted on the dollar amount for the bond. The certificate of deposit was received from Lisa Clark and needs to be voted on. Mr. Maidman moved to recommend the Board accept the Certificate of Deposit for \$152,000 as the bond presented for the Audubon Preserve Subdivision and appoint Mr. O'Cain to manage the bond on the Planning Boards behalf. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of approval.

It was stated that in this subdivision the sidewalks are in, road is paved, drainage is in, water main is in, electrical and gas are in as well.

Mr. O'Cain commented that Mr. Gobbi is requesting lot releases for lots 12, 13, 14, 15 and 16 on Preserve Way. The bond is in place so we are protected he said. Mr. Blaszkowsky moved to release lots 12, 13, 14, 15 and 16 as delineated on Form J dated 1/24/19 for Audubon Preserve Way. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor or approval.

Birch Hill Subdivision

Mr. Steve Gioso from Sitec Engineering spoke to the Board. He said he came before the Board years ago with this subdivision but the applicant took no action. He now is changing from the original proposal. It is a twenty-two-acre site. On the original plan 5 single family lots were

depicted. Since then the applicant wants to add 3 single family homes off of Bay Road. The wetland delineation needs to be reapproved. The cul de sac concept remains the same. He said all lots have had Title V percolation tests performed. They are now looking for input from the Board as the applicant will want a formal review.

Mr. O'Cain commented within his November 28, 2018 letter several items that need to be addressed or discussed. He summarized that the water main does not meet the land subdivision regulations. The lots are compliant for meeting the regulations. A discussion ensued regarding the septic and water main systems. Mr. O'Cain commented that he and Mr. DelPriore looked at the regulations. The Planning Board needs to approve or disapprove the preliminary plan but that will not dictate that the applicant cannot move ahead. The purpose of the preliminary plan is feedback.

The engineer said that the applicant is working toward the definitive plan next. They want to go back to the BOH to satisfy the septic issue.

Mr. Blaszkowsky moved to reject the preliminary plan noting the memo prepared by Peter O'Cain, Town Engineer and noting the outcome of the meetings with the Conservation Commission and BOH and return to the Planning Board with updates. Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor.

Sharon Gallery

Mr. O'Cain stated that there are negotiations with Shaw's Plaza's new owner. There is talk about potential tenants. Mass Works granted one million dollars for signalization in that area.

Cape Club

One duplex is 70% built. The Town will be getting approximately \$15,000 for each duplex built for a total of \$502,000.

Four Daughters

Steel is up. Building should be ready by June.

Adjournment

The Board voted 4-0-0 to adjourn the meeting at 8:39 PM.

Future Scheduled Meetings

TBD