

Town of Sharon Planning Board

Minutes of 6/13/19

Sharon Community Center

Planning Board Members

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

Guests: Robert Shelmerdine, Lisa Whelan (Sharon Legal Counsel), Kevin Davis (Engineering Field Agent for the Town).

Meeting Initiation

Chair Pannone called the meeting to order at 7:30 PM and read the Chair's report.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 5/16/19 and Mr. Maidman seconded the motion. The Board voted 3-0-0 in favor of approval.

Cape Club and CCRE Approval

Bob Shelmerdine, Attorney representing 25 Tiot Holdings LLC, applicant, stated that on 5/16/19 he had discussed the Declaration of covenants, restrictions and easements for the 210 acre parcel which is the old Spring Valley Golf Club. They are building 26 buildings equally 52 town homes. There will be phase 1, 2 and 3. Additionally, there was a two story renovation of the Club House.

There are currently 4 units under agreement.

Site Plan approval was April, 2018.

They are creating a master deed condo trust for lot 2.

They are creating a reciprocal easement.

The site approval decision said the developer's attorney in consultation/review by Town Counsel will prepare:

1. Management Trust
2. Master Deed
3. Condo Trust

4. Declarations, covenants, restrictions and easement.

The Town Select Board waived the right of first refusal for lots 1 and 3.

A discussion ensued regarding the Declaration of Trust of the Cape Club of Sharon Management Trust. The comments that Peter O'Cain provided were reviewed and Mr., Shelmardine said he will add the changes to the plans as amended in the condo documents. The Board is to vote approval of the documents based on review by Town Engineer and Town Counsel.

Mr. Pannone moved to accept the package of documents from the Cape Club with all of the changes received on 6/13 as modified by 6/11/19 with attachments and subject to final review of approval by the Town Engineer and Town Counsel as to the edits. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor of approval.

810 South Main Street

Mr. O'Cain stated that as per Town Meeting vote 810 South Main Street is part of Business District B Map and requires the Boards signature.

Master Plan

Mr. Pannone stated the Master Plan Committee had a meeting on 5/30 with approximately 30 attendees. The Board is reviewing the chapters and provided the consultants with edits. Once the consultants finish the Plan at the end of the month a copy will be provided to all Committees. The Master Plan should be published by Labor Day. This will be the end of the visioning phase and going into the implementation phase.

Mr. Pannone explained the process of outreach to the Community through surveys and meetings. He said the document will be made public when it is ready. The essence of the plan is that it was constructed on input invited from the Community.

Mr. Pannone said it is a roadmap to get to where the community wants to go. He said change is going to happen.

Mr. Maidman commented that the resources are finite and priorities need to be determined.

Mr. Pannone said the Master Plan will improve communication with various groups.

Adjournment

The Board voted 3-0-0 to adjourn the meeting at 9:00 PM.

Future Scheduled Meetings

7/11, 8/1