

Town of Sharon Planning Board

Minutes of 5/16/19

Sharon Community Center

Planning Board Members

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

Guests: Robert Shelmerdine, David Formato, Onsite Engineering (CC septic consultant), Lisa Whelan (Sharon Legal Counsel)

Meeting Initiation

Chair Pannone called the meeting to order at 7:45 PM and read the Chair's report.

Meeting Minutes

Mr. Maidman moved to approve the minutes of 4/11/19 and Mr. Blaszkowsky seconded the motion. The Board voted 3-0-1 in favor of approval.

ANR Plan for 194 Edgehill Road

- R. Shelmerdine, attorney representing 25 Tiot Holdings LLC, applicant, submitted required documents for the Board's review on this Form A lot, not part of existing overlap district.
- Land from the abutting lot, known as Lot 2 in the ANR plan titled Plan of Land, The Cape Club of Sharon, 25 Tiot Street, Sharon, MA dated January 17, 2018, is to be transferred to 194 Edge Hill Road. Applicant stated that the purpose was to fulfill the "Lot Area" definition per Chapter 275, Section 5110 of Town of Sharon, MA Code which states "*at least 90% of the lot area required for zoning compliance shall be land other than that under any body of water, including watercourses, or any bog, swamp, wet meadow or marsh, as defined in MGL c. 131, § 40, to be determined by the Inspector of Buildings, following consultation with the Conservation Commission.*" Both lots would retrain greater than the minimum required frontage for the zoning district.
- D. Blaszkowsky submitted motion to approve, seconded by R. Maidman, voted 4-0-0.

Cape Club Homeowners Agreement

- R. Shelmerdine submitted documents describing the organizational structure and maintenance responsibilities of the future homeowners' association (HOA).

- HOA will become operative upon sale permits in Phase 1 (16 units) and extend as Phases 2 and 3 are completed.
- Individual owners will be responsible for exterior upkeep (painting, flora, mulching, mowing, other normal landscaping).
- Management signatory will be Cape Club Town Homes LLC, declarant on master deed for the planned 52 townhouses and furnish initial three year funding.
- Request to receive LEED's checklist per Sharon stretch code bylaw; R. Shelmerdine to provide at a future meeting.

Cape Club Townhouses Bond

- As per the requirements of the decision, a performance bond amount, calculated by the DPW Engineering Division, was submitted for consideration and approval by the Board. The bond would allow the Cape Club Townhouses project to receive Building Permits for the townhouses within the Phase 1 area only (between Tiot Street and stream crossing).
- R. Shelmerdine, with the assistance of Lisa Whelan, explained why the waste water treatment facility and all sewer infrastructure were exempted from the bonding requirement.
- S. McLaughlin made a motion to approve the bond amount as prepared for \$186,100. D. Blaszkowsky seconded the motion. The Board voted 3-1-0 in favor of the bond amount and designated Lance DelPriore as an authorized Agent of the Board to sign the Form J, Lot Release, upon proof of bond submission to the Town.

Adjournment

The Board voted 4-0-0 to adjourn the meeting at 9:10 PM.

Future Scheduled Meetings