

## **Town of Sharon Planning Board**

**Minutes of 9/26/19**

### **Sharon Community Center**

#### **Planning Board Members**

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

#### **Meeting Initiation**

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

#### **Meeting Minutes**

Mr. Pannone moved to approve the minutes of 7/25/19 and Mr. Yu seconded the motion. The Board voted 3-0-0 in favor of approval.

#### **Diamond Residence**

Dimitry Deych stated he is developing 8 residential lots on the end of Juniper Road. He said he is ready to request relief for one item. He is ready to get a building permit for one home. The relief is for the installation of cable and phone lines into the development. The electrical is complete on the street. Conduit work is next. Comcast will have a spring 2020 delivery. He said they are one year away from the certificate of occupancy.

Mr. DelPriore said he inspected the site which is mostly complete. The storm water basin needs to be installed. They built a temporary structure to have the water drain. Just cable and internet needs to be done.

Mr. Pannone moved that the Planning Board grant a waiver for the telephone and cable installation provided the storm water system is complete. Permits can be submitted now but before granted the storm water system needs to be completed. Mr. Yu seconded the motion and the Board voted 3-0-0 in favor of approval.

#### **Capital Outlay Committee**

Mr. Pannone moved to reappoint Mr. Maidman and Mr. Blaszkowsky to represent the Planning Board at the Capital Outlay Committee 2019 – 2020 and Mr. Yu to remain as the alternate Mr. Maidman seconded the motion. The Board voted 3-0-0 in favor of approval.

## **Master Plan**

Mr. Maidman said regarding the Master Plan we need to prioritize and figure out how to best implement the plan. It is a natural place for the Planning Board to move forward. Mr. Maidman said he will draft a plan to have the town wide effort managed by the Planning Board. Every commission in town is identified in the plan and needs a seat at the table. Subcommittees and groups could move it forward.

Mr. Pannone said the leadership needs to come from the Planning Board. The question is does the MPSC evolve to an implementation committee or does the Planning Board host smaller groups. There are so many ways to do this. The trick is get as much buy in and participation as possible. He said he is not 100% sure of the appropriate approach.

We need an all hands on deck meeting with the sole item being implementation of the Master Plan. Need to identify how to prioritize and do an internal visioning of those elements. What is the hot topic and what is the crossover? Mr. Pannone said he would love to see a Town Planner lead. Building up a prioritization list is the next step. Interest levels need to be determined. We need to start the ball rolling. Mr. Pannone said he was hoping the Select Board would provide the authority to say we will do this.

Mr. Maidman asked Mr. DelPriore to provide him with a hard copy of the Master Plan. Mr. Maidman said he will take the responsibility to move the project forward. There has to be committed representation from commissions and boards. The MPSC members need to be asked if they are interested in the next steps of implementation.

Mr. Pannone suggested short, mid and long term priorities be developed by a lead group. This is a work in progress.

## **Other Items**

1. Mr. DelPriore said the David Wluka is leading a project to build a La Quinta Hotel to be located off Route One. The parcel is split between Walpole and Sharon. Water and sewer is provided by Walpole.

2. Mr. Maidman stated he noticed an article in the Boston Globe regarding approval of a gun shop in Dedham had to go through state requirements and background checks. This issue sparked an outcry from the community as the shop was to be 1000 feet from residences. Mr. Maidman suggested we should investigate this issue should it arise in Sharon. Mr. DelPriore said he spoke to Deputy Chief Brewer and Lauren Barnes and they said locally we have nothing that speaks to this. The police review gun sales. Mr. Maidman will write to Town Counsel to gain information for applicable rules governing this. What is the legality? What are the safeguards to best support the interest of the Town?

3. Mr. Yu mentioned that meeting on Monday or Tuesday evenings work better for his schedule.

4. Mr. Pannone asked about the 100 year flood plan. Mr. DelPriore said he will look into this. He will discuss with the GIS Coordinator.

5. A brief discussion ensued regarding both the Planning Board and Zoning Board of Appeals division of responsibilities. He suggested the ZBA be invited to a future meeting to ensure we are not having conflicting issues.

#### **Future Scheduled Meetings**

TBD

#### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

#### **Adjournment**

The Board voted 3-0-0 to adjourn the meeting at 8:35 PM.