

## **Town of Sharon Planning Board**

**Minutes of 7/11/19**

### **Sharon Community Center**

#### **Planning Board Members**

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

**Guests:** Steven Gioiosa (SITEC) and David Wluka (Wluka Real Estate), Kevin Davis (Engineering Field Agent for the Town).

#### **Meeting Initiation**

Chair Pannone called the meeting to order at 7:36 PM and read the Chair's report.

#### **Meeting Minutes**

Ms. McLaughlin moved to approve the minutes of 6/13/19 and Mr. Yu seconded the motion. The Board voted 2-0-1 in favor of approval.

#### **Birch Hill Subdivision**

The DPW reviewed the Definitive Subdivision Plan for Birch Hill Subdivision in Sharon, Massachusetts dated March 15, 2019 and stated that it was not administratively complete, so the filing was not formally accepted. They provided Mr. Gioiosa with 22 additional questions and comments on June 28, 2019.

Mr. Gioiosa of SITEC was present at the July 11<sup>th</sup>, 2019 Planning Board Meeting to represent the owners of the Birch Hill Subdivision properties in order to provide the Board with an update. He commented that this is the land off of Caste Drive, Prince Way and Bay Road. There is a proposed 8 lot subdivision with one connection through Prince Way which would be 5 lots and another connection off of Bay Road which is 3 lots. Mr. Gioiosa commented that they filed a notice of intent with the Conservation Commission who suggested that they explore the water issues. One public hearing has been held so far. The Plan has many issues as relates to the Board of Health items.

Town Engineer Peter O'Cain commented that the regulations state that the Planning Board needs to ask the Board of Health for their comments. If the Board of Health says it is not a buildable lot, then it is not buildable.

Mr. Yu asked how big the homes are intended to be and Mr. Wluka commented that they are 2,400 square foot footprints, with a 4-bedroom maximum. They are looking at Spring 2020 for construction. They will be performing additional test holes. Mr. Gioiosa will come back to the Board when he has additional information/comments.

### **Officer Elections**

The Planning Board held their Officer Elections for the 2019 – 2020 year and the results are as follows:

- Mr. Pannone moved to appoint Mr. Maidman as Planning Board **Chair**. Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of approval to elect Mr. Maidman as Chair.
- Mr. Pannone moved to appoint Mr. Yu as Planning Board **Vice Chair**. Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of approval to elect Mr. Yu as Vice Chair.
- Mr. Pannone moved to appoint Ms. McLaughlin as Planning Board **Clerk**. Mr. Yu seconded the motion. The Board voted 3-0-0 in favor of approval to elect Ms. McLaughlin as Clerk.

### **Other**

Square Jam will be held on August 1<sup>st</sup>.

### **Adjournment**

The Board voted 3-0-0 to adjourn the meeting at 8:30 PM.

### **Future Scheduled Meetings**

7/25