

## **Town of Sharon Planning Board**

**Minutes of 7/9/20**

### **Sharon Community Center**

#### **Planning Board Members**

Rob Maidman, Chair	Pasqualino Pannone
Kai Yu, Vice Chair absent	Peter O'Cain, Town Engineer
Shannon McLaughlin, Clerk	
David Blaszkowsky joined meeting 7:30 PM	

#### **Other Attendees:**

Carolyn Weeks

Sarah Windman

Cheryl Weinstein

Marjorie and Martin Newman

#### **Meeting Initiation**

Chair Maidman called the meeting to order at 7:05 PM.

#### **Meeting Minutes**

Mr. Maidman moved to accept the minutes of 6/18/20 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

#### **ANR 77 Norwood Road**

Marjorie and Martin Newman came to the Board regarding an ANR for 77 Norwood Street to divide a lot on the existing roadway. Peter O'Cain said he verified section 2412 of the Zoning Bylaws and this request is compliant. A brief discussion ensued.

Mr. Maidman motioned and Ms. McLaughlin seconded the motion to appoint Peter O'Cain as Agent of the Board to approve and sign the ANR plans and Form A on behalf of the Board for 77 Norwood Street. The Board voted 3-0-0 in favor of approval.

#### **Zoning Bylaw 4391**

Mr. Maidman began the discussion by stating we need to examine the text of this bylaw to see if it is relevant to what the Town voted on in terms of sustainability. Is the text what we would like it to be? Zoning Bylaws need to be changed at Town Meeting by a 2/3 vote.

Ms. McLaughlin said this currently only applies to one area.

Mr. Pannone said do we want to adopt this for projects over a certain size.

Mr. Maidman said Cape Club experience lacked an application to that situation. Should we modify/expand for future developments?

Mr. Pannone said the language lacks a piece to it. He thinks other board members should be present for the discussion.

Ms. McLaughlin said we want best practices and other members should be present. What do members like and dislike could be firmed up. Need structure and framework.

Mr. Maidman agrees this is worthy of discussion and needs all members present.

Regarding the zoning bylaw, PB members will review current text and be prepared to offer comments at a future meeting.

Ms. McLaughlin suggested we do a similar exercise to review the Master Plan to think about what is agreed on as a body to promote within town.

Mr. Maidman invited Ms. McLaughlin to join the EDC.

Mr. Pannone said it is a broader Master Plan development.

Ms. McLaughlin said she would draw an outline of what the Planning Board can talk about.

Mr. Blaszkowsky joined the meeting at 7:30 PM and commented that he thought the process surrounding Section 4391 was contentious. It was a highly customized set of language and once crafted we found ourselves unhappy.

Mr. Pannone said we need to be clearer on our intentions.

Ms. McLaughlin said intent is not to change rules and apply to entity subject to it. What can be improved, omitted, what was written well. It is important to do best practices so when one off projects come up we are not caught with something imperfect.

Mr. Blaszkowsky agrees with improved process going forward.

Mr. Maidman sees regulations that will last forever and some out of date that need editing or adjusting or are out of date. Upgrade to today's conditions. He said this is the intent, no timeline, and no preconceived outcome.

### **Elections**

Elections were postponed until all members are present.

### **Other Items**

Mr. Maidman said that David Ruggerio was hired as a shared employee with Norwood to work on energy efficiencies.

Mr. Pannone expressed that we need more of a town planner more than an energy consultant.

Mr. Maidman said he will reach out to Mr. Turkington for a better explanation and to determine what is the status for a part time or full time planner.

### **Library**

Several library reps attended to see if the Planning Board would be discussing the latest updates on the library as Mr. Pannone had been in contact with a townsperson. Mr. Pannone said he received a call from a person concerned that they do not want a parking lot off of the front of North Main Street, They said it's not pedestrian friendly and is sending the wrong message. We should look to find ways to address this problem.

Chery Weinstein from the library trustees said the ZBA ruled against the library for variances and permits. ZBA did not agree with Town Attorney Gelerman that the Dover Amendment was applicable and tried to apply residential zoning to the library. The Dover Amendment gives protection to education and religious buildings. Ms. Weinstein said the ZBA has issues with the size of the building. Its 32% of the lot and the rule is 25% of the lot.

Mr. Pannone said we need to understand the implication to the ZBA rulings. Ms. Weinstein said it needs to be appealed to apply the Dover Amendment because you cannot apply to zoning.

Mr. Blaszkowsky said the controversy has spread very far. A lot of people are deeply concerned. There are political and policy consequences.

Mr. Pannone said if you need counsel who pays the bill. Ms. Weinstein said individual funding will.

A discussion ensued and Ms. Weinstein said the only plan that was approved is the MBLC plan.

Mr. Pannone asked if the Board had the appetite to look at is it feasible to create a library district and change the zoning. He said he was open to zoning changes.

Ms. McLaughlin said she will withhold comment until she understands why the ZBA voted it down.

Mr. Maidman said moving change in zoning is complex and a deliberate process. It is rare what starts in the beginning is seen at the end. Need a 2/3 vote for change. There would need to be intense vetting and it needs to go through various entities.

Mr. Pannone asked how the project got this far without having addressed all issues first.

Mr. Weinstein commented that anything over \$75,000 initial budget is not a Library Trustee Project. The Engineer and Architect needed to understand the setbacks. All was discussed in open meetings. Libraries have never been denied in the center of Town. Getting needed variances seemed likely. It is a municipal building on a municipal lot in the center of town.

Mr. Pannone said he is favor of looking at zoning but it's just the beginning stages.

Mr. O'Cain said an appeal is the first step before zoning changes. It is hard to know what is acceptable with variances. He is puzzled by the thought that Town Counsel did not get the Dover Amendment applied.

Ms. Weinstein commented that she just wanted to hear the Planning Board's thoughts.

### **Sharon Gallery**

Mr. O'Cain commented that there are tricky negotiations with Market Basket. The ZBA is on the second round of plans. The next meeting will be the through process of getting it approved. Also there is a 192 unit apartment complex opening in a month. It is 40R project keeping 40B numbers above water.

### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

Zoning Bylaw 4391

### **Future Scheduled Meetings**

7/30, 8/20

### **Adjournment**

The Board voted 4-0-0 to adjourn the meeting at 8:26 PM.