

## **Town of Sharon Planning Board**

**Minutes of 7/30/20**

### **Sharon Community Center**

#### **Planning Board Members**

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

#### **Other Attendees:**

Steve Rafsky - Sharon Gallery

Bob Shelmerdine - Sharon Gallery

David Spiegel - Sharon Gallery

Cheryl Weinstein - Library

#### **Meeting Initiation**

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

#### **Meeting Minutes**

Mr. Maidman moved to accept the minutes of 7/9/20 and Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of approval.

#### **Sharon Gallery**

Steve Rafsky provided an update on Sharon Gallery. He said over the past several years there have been challenging things. He said Mr. Spiegel signed Market Basket and made commitments for roadway improvement and site improvement. He worked with the Capital Group to finalize road design. This is now with the state. There was a 6/7 hearing with the Zoning Board and the process was nearly complete. An alternate member resigned and there were not adequate numbers to vote. They were asked to start the process over. In the COVID environment many companies are not opening. They are looking for a BJ's type tenant. Tonight they are coming to let the Board know what's going on. Within two weeks they will have an idea if larger users are serious enough to take action. They want to have meeting with various boards and release something for Town Meeting.

David Spiegel is working closely with Peter O'Cain to ensure the road is the way the Town needs and the way Mass Highway needs. They are waiting for the Highway Department to see if they will allow trucks to exit 95 and make a right as per request of Shaw's Plaza owners. Peter



O'Cain is working with Town Counsel regarding a punch list of needed items and a temporary signal for apartments. The original intent is to have a commons abutting a tenant like Market Basket. Since COVID hit the junior box stores have stopped expansion and are closing down. They are asking to expand the approvals on the site to allow fuel to allow the attraction of owners like a BJ's tenant. It could be 5 - 10 years before mom and pop stores will expand again.

Ms. McLaughlin said she appreciated the update as did Mr. Yu, Mr. Blaszkowsky and Mr. Pannone. Chair Maidman said that given the un-nameable prospective tenant, will this require modification of the traffic study and approvals? Mr. Rafsky commented no new traffic flow.

It was asked if there are two larger users will the parking need to be reconfigured. Mr. Rafsky said the goal is to preserve space but have a common area. They want to create a project with revenue for the town and want it to be viable.

Mr. Spiegel said the common space in the center of the project would probably stay. Similar to how it is leasing and occupancy space will take longer due to COVID. He is hoping for occupancy by the end of 2021. They should have highway approval in 30 -60 days.

Chair Maidman said he heard there is a possible need to change zoning. Mr. O'Cain said the warrant is still open. Mr. Shelmerdine said the time is short.

Mr. Pannone commented that he understands the need/concern to get it done but you need to have your ducks in a row. Mr. Rafsky said if change is to come of this they will make it as streamlined as possible. Mr. O'Cain said he agrees with Mr. Rafsky to make a zoning change language minimal.

### **Library**

The library discussion was a last minute addition to the meeting. Cheryl Weinstein of the Library Commission provided an update. She said the Select Board is trying to work with all parties to arrange a compromise as the Zoning Board denied the special permit items. She said Mr. Heitin wants to create a committee along with abutters to see what can be worked out. All PB Members said they appreciated the update.

Mr. Maidman questioned if the Foundation and Trustees had enough funds should litigation proceed and Ms. Weinstein said they do. She said at this time they are not considering a need for a zoning change. Chair Maidman said he is glad to see that steps are being taken to compromise.

Mr. Blaszkowsky asked if the MBLC is allowing modifications to the plan during COVID. Ms. Weinstein said there is nothing that the MBLC requires that we do not need. The library is based on the service population.

### **Officer Elections**

Mr. Pannone moved to nominate Ms. McLaughlin as Chair. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-1 in favor of approval.



Mr. Blaszkowsky moved to nominate Mr. Yu as Vice Chair. Ms. McLaughlin seconded the motion. The Board voted 4-0-1 in favor of approval.

Mr. Pannone moved to nominate Mr. Blaszkowsky as Clerk. Mr. Maidman seconded the motion. The Board voted 4-0-1 in favor of approval.

### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

Zoning Bylaw 4391

### **Future Scheduled Meetings**

8/31

### **Adjournment**

Mr. Pannone moved to adjourn and Mr. Yu seconded the motion. The Board voted 5-0-0 to adjourn the meeting at 8:16 PM.