

## **Town of Sharon Planning Board**

**Minutes of 3/4/21**

**Meeting held via ZOOM**

### **Planning Board Members**

Shannon McLaughlin, Chair	Pasqualino Pannone <i>absent</i>
Kai Yu, Vice Chair	Peter O'Cain, Town Engineer
Rob Maidman	
David Blaszkowsky	

### **Other Attendees:**

Steve Gioiosa, David Selenow, Jeff Glassman, Karen Binder, Mike Berkley, Bob Devin, Heather Dudko – Dedham Savings Bank, Dan Greenfield, Don William, Jeff Grosser, Jodi Poliferno, Kevin Davis, Lori Glassman, Ted Zimmerman, David Wluka

### **Meeting Initiation**

Chair McLaughlin called the meeting to order at 7 PM.

Mr. Maidman commented that no one has taken papers for the open Planning Board position as of yet. A brief discussion ensued.

### **Meeting Minutes**

Mr. Maidman moved to accept the minutes of 11/12/20 and Ms. McLaughlin seconded the motion. The Board voted 2-0-1 (Yu) in favor of approval.

### **Birch Hill Subdivision Public Hearing**

Mr. Yu read the Public Hearing notice that was posted in the Legal Notice section of the Times Advocate on 2/17 and 2/24. Mr. Maidman moved to open the Public Hearing on the Birch Hill Subdivision and Mr. Yu seconded the motion. The Board voted 3-0-0 in favor of approval.

Mr. Gioiosa representing owner of the property said it is 22 acres in size. They have legal frontage on Bay Road. It does not touch Dry Pond. There is frontage on Castle and Penny Brook. It is a wooded site. On the property, they want to build an 8 lot subdivision. Parcel A is 7.5 acres and Parcel B is 1.7 acres. One portion has access to Prince Way. This entrance would end in a cul de sac with 5 single family lots. This will be outside the wetland buffer zone. On the Bay Road side there will be 3 lots. Most of the wetlands are in Parcel A.

Mr. Gioiosa said the Conservation Commission issued an order of conditions last September/October. They removed the development of Lot 7 as it locks in the wetlands and activity from conservation standpoint. 7 of the 8 lots were approved. He said they would grant lot development work. Stormwater for each road provides recharge and retention.

Mr. O'Cain says he needs to see both a sidewalk and tree plan.

Mr. Gioiosa said all lots are good sizes lots with relatively uniform shape. Mr. Maidman asked for a sense of how much vegetation will be removed. Mr. Gioiosa said a lot of vegetation will be preserved because the wetlands dictate that.

Mr. O'Cain asked if the Conservation Commission had a peer review for storm water calculations and Mr. Gioiosa said no.

Mr. O'Cain said the drainage is going to a basin on Bay Road and he wants to ensure there is no issue. He also said he wants defined lines on the plan for what is being cleared.

Mr. Gioiosa said that the market will determine the pace of the project. It may occur in phases and they do not have a set construction plan in mind. He said he needs to coordinate with Mr. O'Cain and Stoughton about the water.

Mr. Maidman moved to continue the Public Hearing for a later date to get additional answers to the open questions. Mr. Blaszkowsky seconded the motion and the Board voted 4-0-0 in favor of approval.

#### **Sign 45 South Main Street**

Heather Dudko representing Dedham Savings Bank said they are rebranding so the Sharon location needs to be re-signed. It will be the same height but wider. It will have an aluminum panel and the gooseneck lights remain the same. A second sign which is new will be 38x33x8.78 square feet. It will be 6 feet in overall height. Mr. Maidman asked if the color conforms to the historical palette and Mr. O'Cain said yes it would be close to the palette. The actual sign portion is smaller than the regulations allow. It is sited in the exact spot and some greenery is proposed. Chair McLaughlin commented that the changes look like an improvement. Mr. Blaszkowsky moved to approve the proposed signs and Mr. Yu seconded the motion. The Board voted 4-0-0 in favor of approval.

#### **ANR 18 and 20 Briar Hill Road**

Mr. O'Cain said that there is a lot on Massapoag near the water tank that as part of an agreement the Town bought the lot next to the water tank. The Town sold a small portion of the lot to the abutter. The land has been appraised. It is 4,907 square feet. Mr. Poliferno who is the abutter, paid for legal services and plan. The Town is the proponent for selling the lot to him. An ANR is required as part of the land sale. Mr. O'Cain said the Town is selling a triangular piece to the abutter. This sale requires a Town Meeting vote. Notification will be on the website and this is a very public process.

Mr. Maidman voted to approve the ANR as presented and voted that Peter O'Cain be appointed Agent of the Board to sign plans and do all necessary formalities. Mr. Yu seconded the motion and the Board 4-0-0 in favor of approval.

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### **Electronic Signatures**

Mr. O'Cain discussed the electronic signature memo issued by the Town Clerk. The Board had a brief discussion and Mr. Blaszkowsky expressed that he would like to hear more about details of security. This topic will be discussed on a future agenda.

### **Other**

Mr. Mike Berkley of 39 Pleasant Street stated that the Select Board used Spot Zoning for a placeholder for 1 School Street and he was curious where the Planning Board stood on this topic.

Chair McLaughlin said without having a plan, request or language she cannot comment. She would need a legal read to consider commenting. She stated this is not the forum to talk about personal opinions. The term Spot Zoning is subject to legal interpretation and we need to understand what we are talking about.

Mr. Berkley said he is talking about gerrymandering and the Select Board made a placeholder for the warrant.

Mr. O'Cain commented that he has not seen this and if an article is coming about zoning the Planning Board by State law has to hold a Public Hearing.

### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Role of Planning Board in site plan review

Zoning Bylaw 4391

### **Future Scheduled Meetings**

TBD

### **Adjournment**

Mr. Blaszkowsky moved to adjourn the meeting and Mr. Yu seconded the motion. The Board voted 4-0-0 to adjourn at 9:00 PM.