

Town of Sharon Planning Board

Minutes of 4/1/21

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Elizabeth Ellis, Eric Hooper, Dan Greenfield

Meeting Initiation

Chair McLaughlin called the meeting to order at 7 PM.

Meeting Minutes

Mr. Maidman moved to accept the minutes of 3/4/21 and Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 in favor of approval.

EDC and Master Plan help

Mr. Maidman introduced Elizabeth Ellis who is joining the Town on a part time basis to help the EDC and help execute the Master Plan. The initiative started with the need for expertise and ability to fund the position. The Kendall Family set up a foundation for the Town of Sharon and another for whaling. The whaling museum moved to New Bedford. The trust was started for the betterment of the town. It is to help keep the town aligned with changing commercial evolution. Mr. Turkington took the initiative to get the process going. Both Mr. Maidman and Mr. Pannone helped to define the need. Ms. Ellis will help guide and institute findings of the Master Plan. There are a large number of topics from surveys and participation like cultural, health, economic development aging etc. She will help get the process of implementation underway. The economic development is to focus on the Route 1 corridor. Route 1 zoning will come back to the Planning Board. Ms. Ellis will also help Mr. O'Cain with grant writing and provide external guidance.

Mr. Pannone said the structure is still to be determined. The position will help Mr. O'Cain, and the Board of Health. She is her own entity collaborating with all different boards. She will establish short, mid and long term goals and provide assistance and creativity.

Ms. Ellis introduced herself as having attended BC and obtaining both a law degree and a degree in urban environment and planning. She has been introduced to multi boards and committees that participated in the Master Plan process.

Chair McLaughlin asked Ms. Ellis if anything stuck out as a challenge for Sharon or something to strive for. Ms. Ellis said infrastructure has long term issues. How do we gage virtually. There are clear Master Plan recommendations. Ms. McLaughlin said she wants the best practice view point. What is best for Sharon as we implement the Master Plan. Could we emulate other towns? What can we learn? Mr. Pannone said he agrees with Ms. McLaughlin. What can we learn in conjunction with Zoning and Select Board.

Mr. Blaszkowsky stated we need to determine how we can make the town better. How can we use our resources and close gaps to do better. Mr. Pannone commented that we need to take parallel paths. Ms. Ellis said we could start implementing and if we get road blocks we can speak with other towns.

Mr. Blaszkowsky said we have a plan and need to show the benefits of the money invested in the Master Plan.

Mr. Pannone said Ms. Ellis' job is to oversee all aspects of the Master Plan . She is the conduit between the various Boards ensuring we are on target.

Ms. Ellis said she will set schedule/timeline for goals. Some tasks can be completed more quickly than others. Some are long term. Break down into digestive bits. Let the town know what's going on throughout the community. The first goal is to get the Master Plan active.

Mr. Maidman said the EDC focused on economic development and we need to come to a conclusion. The most potential is the Route 1 corridor. In order to figure what is needed to induce growth is irregularity of parcels and omnipresent challenge of water and sewage. Route 1 examination will need zoning from the Planning Board. We need to determine what types of businesses are suited.

Mr. Pannone said No one has asked for zoning but it needs to be put in place in case there is a need/potential. We can write zoning, bring to Town Meeting and wait for someone that wants to develop Route 1.

Mr. O'Cain said we need to know what has to change. Mostly all land there is in the water protection district so there is a long list of exempted uses. Lot sizes are set by gallons of effluent. Only way around it is a sewer.

Mr. Blaszkowsky said this will be a hard lift and Mr. Pannone said we need guidance and someone to be proactive to get through the process.

Ms. Ellis said there may be grants available. Research can be beneficial. Talk to other towns.

Mr. O'Cain said he never looked into tying into Walpole for sewer but is currently looking at that for Sharon Gallery with Foxboro. He said he heard 2 huge bills may be coming for infrastructure from the state.

Mr. Pannone said there is an overlap with the Planning Board and Economic Development Committee goals. We need synergy to happen.

Mr. Pannone said an implementation committee with 4 key people will be developed. Ms. Ellis will create a syllabus for the Master Plan implementation. Mr. Pannone said implementation should have a master list of goals and what boards are involved. Each committee will have a liaison for point of contact. Ms. Ellis can communicate and keep the Board on task.

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. Pannone moved to adjourn the meeting and Mr. Maidman seconded the motion. The Board voted 5-0-0 to adjourn at 8:45 PM.