

Town of Sharon Planning Board

Minutes of 6/10/21

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Elizabeth Ellis, Maria De La Fuente

Meeting Initiation

Vice Chair Yu called the meeting to order at 7 PM.

Meeting Minutes

Mr. Blaszkowsky moved to accept the minutes of 5/20/21 and Mr. Pannone seconded the motion. The Board voted 3-0-1 (Yu) in favor of approval.

ANR Cape Club

Discussion of this item is cancelled due to the applicant's request.

Planning Board Appointees to the Capital Outlay

The current Planning Board Appointees to the Capital Outlay are Rob Maidman and David Blaszkowsky. Kai Yu is the alternate. For the 2021-2022 year, Mr. Pannone moved and Mr. Maidman seconded that Rob Maidman and David Blaszkowsky continue as appointees and Kai Yu remain as the alternate. The Board voted 4-0-0 in favor of approval.

Master Plan

Ms. Ellis said she is mainly doing research working with Maria on the ADU Laws. They are trying to reconcile current regulations. Affordable housing through 40B is very tough for seniors. Maria De La Fuente said she is reading every ADU Law in the state. We do not have dimensional requirements, we do not have a definition, and she is trying to fill in the gaps.

Ms. De La Fuente said she has created a business development guide which includes step by step instructions to start a business in town. It has a permitting flow chart, includes subdivision approval, variance process and septic permitting. It has a FAQ and building permit guide. The Board commented that this will be a great tool to help promote the town. They thought it was

well organized and logical. Mr. Maidman said this is a major step forward. It will be linked to the P.O. Square Guidelines.

Mr. Blaszkowsky asked if this will be shown to other boards and departments before publishing for their comments and review.

Mr. Pannone suggested going into the business community to ask if this is accurate for them and how we can make it better.

Ms. Ellis suggested we should create a guide to zoning. Ms. De La Fuente said the Building Inspector has notes on zoning and what needs to be changed.

Terms for Planning Board Members

The Board had a brief discussion regarding changing the Planning Board term from 5 to 3 years. Mr. Maidman said we need to be aligned with the terms of other elected officials.

Mr. Pannone said that a Governance Committee is being created and he recommended someone from the Planning Board sit on that Committee. Mr. Blaszkowsky expressed that he would be interested in being a part of it. We need to figure out where our role fits as a Board and how the Planning Board fits into the whole picture.

Mr. Maidman said this started with the library process which was upset with the ZBA. There is more concern with management of the town as things get more complicated. Some issues are more complex which is also a reason why this committee was enacted.

Mr. Blaszkowsky said this is analogous to the type of government we have.

Mr. Yu said we need a clearer definition of what our role is going to be. Other towns have a little more power in the decision making role as the Planning Board. The Governance Committee is a good place to start. We need to be clear on what we want, more members or fewer members, longer or shorter terms. All goes back to our vision of what the Planning Board wants to do.

Mr. Pannone asked that Ms. De La Fuente look at how our Planning Board compares to other Planning Boards in other towns. What responsibilities do they have compared to us? This would give us something to fight for.

Mr. Blaszkowsky said we should dedicate a meeting to discuss these issues. Identify the issues, what are we supposed to do and determine issues that have hindered us. It is an opportunity for diplomatic purposes and substance – have other boards and public provide their thoughts. It should be an open process.

Ms. De La Fuente will reach out to towns similar to Sharon to understand their responsibilities and roles.

Mr. Maidman said to check the MGL to determine what other Planning Boards are commanded to do.

Mr. Yu said Ms. McLaughlin's main thought behind the term changes is that Foxboro's Planning Board term is 3 years. She is pulling from her experience and knowledge.

Mr. Blaszkowsky said we need a proper and easy way to communicate our mission. He said gather information; identify the problem like things that go around us rather than through us. Mr. Maidman said see what starting place Maria can give us and then we have a starting place.

Other

Mr. Maidman said the owner of Sharon Mart has posters he can get from alcohol producers that are full length that he would like to put up to help with heat. Mr. Maidman told him there are regulations for the center of town and wrote a note to Mr. O'Cain to obtain the particular bylaws for signs in windows. Mr. Pannone said there are other ways to reduce light and heat in windows. Dissuade from putting up advertising posters.

Ms. Ellis said there are a couple of bills languishing in the legislature that Governor Baker is looking at extending the in person meetings. We may be able to have hybrid meetings in the future. For hybrid meetings we need to be able to monitor and have the ability to see virtual participants.

Future Agenda Topics

Review of Post Office Square Design Guidelines

Role of Planning Board in site plan review

Role of Planning Board versus the Zoning Board

Zoning Bylaw 4391

Future Scheduled Meetings

6/24, 7/15

Adjournment

Mr. Blaszkowsky moved to adjourn the meeting and Mr. Pannone seconded the motion. The Board voted 4-0-0 to adjourn at 8:17 PM.