

Town of Sharon Planning Board

Minutes of 7/15/21

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Eric Hooper

Meeting Initiation

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

Meeting Minutes

Mr. Pannone moved to accept the minutes of 6/10/21 and Mr. Maidman seconded the motion. The Board voted 3-0-1 (Blaszkowsky) in favor of approval.

374 Old Post Road

A brief discussion was held regarding the sale of the Jehovah's Witness Temple property at 374 Old Post Road. It is zoned as residential property with a religious exemption. Mr. Maidman said he would be interested to endorse that this track be given multi use status at Town Meeting for residential and retail. There are not many parcels in that part of town and he said we need to augment commercial revenue.

Mr. O'Cain said it cannot be multi-family in a single family zone. The lot is 22,000 square feet. Mr. O'Cain commented that a doctor's office could be there.

Mr. Blaszkowsky thinks it is better if we let the market speak. What is the attractiveness near Route 95? He said he would like to accomplish the greatest use there.

Mr. O'Cain said the property could be a daycare, small school or another religious organization. He said the property is on the market now and it may not be available until Town Meeting in order to change the zoning.

Mr. Maidman said he would reach out to the current broker for more information.

Mr. O'Cain said to identify areas where it makes sense to change the zoning.

Mr. Yu said he agrees with Mr., O'Cain to take a more proactive approach to change zoning in advance of small properties popping up.

Mr. Maidman said the EDC is focusing efforts on Route 1 corridor. This is the impetus to explore this Kingdom Hall Property.

ADU Bylaw

Ms. De La Fuente reviewed the draft ADU Bylaw amendment that she drafted. The Board had a brief conversation regarding what the enforcement would be to ensure relatives only are living in the dwelling.

Mr. Blaszkowsky said there is no regulation if you cannot enforce it. You need a way to make people comply.

Mr. Yu asked what the difference is between the ADU and an addition. Mr. O'Cain will look into this.

Mr. Pannone said the Master Plan recommended we make things more ADU friendly.

Mr. Yu commented when do we not allow additions. He does not see the problem that the ADU language fixes. What is the incentive for property owners to call it an ADU?

Mr. Pannone said that an ADU is an independent dwelling unit attached or adjacent to the existing home.

Mr. Yu says he needs to understand why we want the ADU label. Do we tax single family homes differently than multi-family homes? Does the ADU label prevent the property from being taxed as a secondary apartment/dwelling?

Mr. Blaszkowsky said this is essentially creating a multi-family unit.

Mr. Pannone stated that if the house is sold then kitchen and bathroom would need to be removed for the ADU part.

Mr. O'Cain said the ADU needs to be attached to the main house.

Mr. Pannone said there is still value. Someone could benefit. Make this option available.

Mr. Blaszkowsky said this seems narrow; how is our time best spent?

Ms. De La Fuente said there are 2 permit requests per year for ADU.

Mr. Pannone said this exercise is a clarification, a tightening up of the language.

Ms. De La Fuente said she wants to clear up the language. She commented that limits can be applied to the number of ADU permits allowed per year if needed.

Mr. Maidman said we need to be clear and precise. In order to elevate the complexity, encourage it to be done where desirable but with a limitation where we are not burdened. How do we enforce with invasion of privacy?

Mr. Yu asked do we require landlords to get occupancy permits to rent. How do we tax multi-family dwellings? He suggested that if after 5 years the owner does not renew for ADU they get taxed as multi-family and the problem solves itself.

Mr. Pannone said there is a big difference between multi-family where anyone can live and ADU which is limited to family.

Mr. O'Cain said only the general residence district allows multi-family.

Mr. Blaszkowsky said he does not want multi-family where it is not allowed.

Mr. Pannone said ADU is an attempt for multi-generational living. He said the ADU is positive. We need to work on language and enforcement. Need clarification and guidance.

Ms. De La Fuente said the changes will make the process less convoluted. She will speak to the Assessor regarding taxing questions.

Business Guide

Ms. De La Fuente stated she added home business to the guide.

Mr. Maidman said business signs in residential districts are controversial.

Ms. De La Fuente said the bylaw would need to be changed.

Mr. O'Cain that a single sign not to exceed 10 square feet would be allowed.

Ms. De La Fuente will send the draft to Mr. Turkington. She is also creating a waste water guide.

Mr. Hooper said it is incumbent on committees that information in the guide is up to date. Ensure the information being pushed out is accurate.

Funding for rewriting Zoning Bylaws

Mr. Pannone said he met with Mr. Turkington and Ms. Ellis and is in favor of finding ways to make zoning less convoluted. Mr. Pannone is in favor of having a joint meeting with the ZBA and PB to discuss.

Ms. De La Fuente said she is looking into coding and rearranging the bylaws, making it more user friendly. She said Mark Bobroski who wrote the book on land use will update the bylaws at a cost of \$40,000 - \$45,000.

Mr. Maidman asked if this decision to hire Mr. Bobrowski has to go to Town Meeting and Mr. Pannone said yes it has to be brought to Town Meeting.

Other

Mr. O'Cain said the Sharon Gallery is moving ahead with sewer. It will have a residential component.

In 2024 the Maskwonicut Bridge will open. Construction starts next spring.

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

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 9:06 PM