

## **Town of Sharon Planning Board**

**Minutes of 9/921**

**Meeting held via ZOOM**

### **Planning Board Members**

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

### **Other Attendees:**

Maria De La Fuente, Liz Ellis

### **Meeting Initiation**

Rob Maidman called the meeting to order at 7 PM and functioned as Chair for this meeting.

### **Meeting Minutes**

Mr. Blaszkowsky moved to accept the minutes of 8/19/21 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

### **Cape Club**

Mr. O'Cain said he just received the Cape Club Plan. It has met all requirements but the Form A has not been recorded at the Town Clerks Office as of yet. Since the Form A is not registered there is no discussion

### **Zoning Bylaws Review**

Ms. De La Fuente said a grant has been received for \$40,000 to have the Zoning Bylaws reviewed. This will supplement funds from the Select Boards legal budget as per Fred Turkington. The monies will be awarded after 9/14/21.

Mr. Maidman said he is interested in how to proceed with Mark Bobrowski and the Town. Mr. Maidman said he would like the Planning Board to first review to assess what's being proposed and it addresses the here and now and future issues.

Ms. De La Fuente said once Mark is on board, we can get on the same page. She has a listing of some changes that need to be made to the bylaws.

Mr. Blaszkowsky said he would like to be hands on.

Mr. Pannone said we need to be careful how much involvement we have. We need an initial discussion to get a sense of direction. Let's let Mark Bobrowski do what he is good at.

Ms. McLaughlin said we need a good balance, and need to contain costs. It would be nice to know what other Planning Board's do to use as a standard.

Mr. Pannone said we need an initial kick off meeting. Mark does his process. Planning Board then reviews.

Ms. McLaughlin said once we get a draft then the Planning Board should meet to discuss and address any questions or comments to Mark.

Ms. Ellis said we should clarify the role of the PB versus the ZBA in the bylaws. Discuss how everyone works together. The bylaws and website state rolls of all boards. She suggests working out roles alongside the changes Mark makes.

Mr. O'Cain said the big question is what role the PB and ZBA are going to play. Keep it the way it is or does the ZBA see variances and the PB does development. He said in the past just changing one section of the regulations needed a red line copy. We need an executive summary or table of changes. This needs to be presented to Boards and Committees, and Towns people. A comprehensive summary of changes for the Town Meeting vote is needed.

Ms. Ellis said she will create an executive summary.

Mr. Blaszkowsky said we need policy and regulations. We need to be very clear what we want to accomplish to provide proper direction. He would like to see a memo highlighting major differences salient to us. What do we want to change? Discuss issues.

Ms. Ellis said she has been focusing on roles of ZBA and PB. Other towns have bigger boards and alternates to be able to move ahead.

Mr. O'Cain will send the Board Governance document to the Planning Board.

Mr. Pannone said he will ask Mark to clarify regulations. Figure out what we want roles and responsibilities to be.

Ms. Ellis suggested a joint meeting with the ZBA and PB to clarify roles.

Ms. De La Fuente said Mark will issue contracts and terms worked out.

Mr. Maidman said the more input we get, the more diluted it will become. Who else do we want input from?

Mr. Blaszkowsky said we welcome recommendations from other boards. Draft process. The consultant should help.

Mr. Maidman said as this takes shape, please keep us posted.

### **Sharon Gallery**

Mr. O'Cain said they are working on the legal question with connecting to Foxboro. There is sufficient capacity.

Construction issues are being worked through. He is waiting to hear from the applicant to get the next plan set. With reference to Costco site there are not many issues. He did not like the turning radius for the trucks.

Mr. O'Cain said he wanted a shuttle bus for residents. They are working on an option.

### **Master Plan**

Ms. Ellis and Ms. De La Fuente will be formatting questions to be asking businesses on Route 1. Figure future potentials per owners. They said they will be creating an action plan for Affordable Housing Trust.

### **Lake Management Committee**

Mr. Maidman said Laura Russell is interested in being the appointee of the Planning Board to the Lake Management Committee. She will attend a future meeting.

### **Officer Elections**

Mr. Pannone nominated Mr. Blaszkowsky as Chair. Mr. Maidman seconded the motion. The Board voted 3-0-1 (Blaszkowsky abstained) in favor of approval.

Mr. Blaszkowsky nominated Mr. Maidman as Vice Chair. Mr. Pannone seconded the motion. The Board voted 3-0-1 (Maidman abstained) in favor of approval.

Mr. Blaszkowsky nominated Mr. Pannone as Secretary. Ms. McLaughlin seconded the motion. The Board voted 3-0-1 (Pannone abstained) in favor of approval.

### **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**

TBD

### **Adjournment**

Mr. Pannone moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 to adjourn at 8:26 PM