

Town of Sharon Planning Board

Minutes of 9/23/21

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Liz Ellis, Laura Russell

Meeting Initiation

David Blaszkowsky called the meeting to order at 7 PM.

Meeting Minutes

Mr. Pannone moved to accept the minutes of 9/9/21 and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

Cape Club ANR

Mr. O'Cain said Mr. Shelmerdine informed him that they are not ready to present the ANR. There is an issue with the plan as it falls below minimum lot size by the regulations. It is a last minute problem that Mr. Shelmerdine and the Engineers are working on. There is a lot of water where they are putting the sewage treatment and the EPA is involved.

Mr. Maidman asked if there is any communication regarding the electronic billboard. Mr. O'Cain said he has not seen a filing. They are trying to get units built as well as the sewage treatment plant. Mr. Maidman said it will be real revenue for the town. Mr. O'Cain will look into it.

Planning Board Appointees to the Lake Management Committee

Currently, Chair Blaszkowsky is one of the two representatives of the Planning Board to the Lake Management Committee. The other position is open. Laura Russell presented her background and interest to fill the open position. She stated she is very interested in the lake. She realized the committee was not very active and reached out to various people to express her interest. She would like to build a broader oversight group. It is a volunteer position and she says she has time to devote. She will report back periodically to the Board. She said the charge is to look at invasive plant species but feels it needs to be updated. She would like to try to unite people to a common vision.

Ms. McLaughlin said it is clear you have a passion and background.

Mr. Maidman asked how she would report back to the Board. Ms. Russell said the Committee has not had minutes since 2019. She would like to know key issues the Planning Board would like monitored. She wants to be the eyes and ears for the Board.

Mr. Pannone thanked her for volunteering and said her expertise would be great for the Committee. He asked how her work with Sustainable Sharon will influence what the town is doing. Ms. Russell said she joined Sustainable Sharon to see if anyone was interested in the lake. She thinks it will need a warrant article to change the Committees focus. She is questioning why the Rec Department, DPW and BOH are not a part of the Committee.

Mr. Maidman moved to appoint Laura Russell as the Planning Board representative to the Lake Management Committee. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

Rewriting Zoning Bylaws

Ms. De La Fuente said she asked Mr. Bobrowski for a sample contract. She has obtained funds through a grant for the rewrite which will be in the account in 35 days. She will recheck with Mr. Bobrowski on the timing of his availability.

Mr. Blaszkowsky said to Ms. Ellis that we need to be sure of what we want.

Ms. Ellis said there is not much out there regarding the Planning Boards roles. She will create a memo and send to everyone on what she finds on this topic. The Planning Board is advisory. Different towns run with this. The PB can be special permit granting board. ZBA is the permitting granting authority. In this format the application process is made more efficient. You could post the format on the website. The PB and ZBA work collaboratively in town. There is a provision for a zoning administrator which is a person who decides variances etc. There needs to be a joint discussion and collaborative process.

Mr. Pannone said we need clarification on town so you know where to go and what to do.

Ms. De La Fuente suggested once you define roles, put together a guide.

Mr. Blaszkowsky asked Ms. Ellis how do we go about doing this. He would like a multi part memo to break this down into logical blocks.

Mr. Pannone suggested meeting with the ZBA and Governance Committee to define future responsibilities.

Mr. Maidman said whatever is given to us needs to pass by Town Counsel and hopefully ends up in Town Meeting.

Mr. Blaszkowsky said he will reach out to the ZBA.

Mr. Pannone said Mr. Maidman brought up an interesting question. Does this require a 2/3 town majority to vote to change the Planning Board's responsibilities.

Other

Mr. O'Cain said we have a request for a tree hearing on Morse Street.

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

10/7, 10/21 (Tree hearing), 11/10 (Wednesday), 12/1 (Wednesday), 12/16

Adjournment

Mr. Pannone moved to adjourn the meeting and Mr. Maidman seconded the motion. The Board voted 4-0-0 to adjourn at 8:30 PM