

Town of Sharon Planning Board

Minutes of 12/1/21

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Liz Ellis, Kevin Davis, Laura Nelson, Paul Brodmerkle, Peg Arguimbau

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:02 PM. Topics to be discussed:

- *Sign Permit – Red Lentil Restaurant 1 Pond Street, ANR 96, 111, 113 Morse Street, Governance Committee, Codification and role of Planning Board*

Meeting Minutes

Mr. Maidman moved to approve the 10/21 minutes as submitted. Mr. Blaszkowsky seconded the motion. The Board voted 2-0-1 in favor of approval. Ms. McLaughlin abstained from the vote.

Mr. Maidman moved to approve the 11/10 minutes as submitted. Mr. Blaszkowsky seconded the motion. The Board voted 2-0-1 in favor of approval. Ms. McLaughlin abstained from the vote.

Sign Red Lentil Restaurant

Red Lentil at 1 Pond Street is a new vegan/vegetarian restaurant that would like to install a 29.8-foot sign. Currently a temporary banner was put up without the consent of the committee. Regulations were not followed. The Building Inspector is aware of this and will work with the restaurant owner regarding the temporary sign. Mr. Maidman expressed that he wanted the current regulations followed for this side of town. The Board was shown a mockup of the sign.

Ms. McLaughlin made a conditional motion to approve the sign as long as the sign is substantially similar to what is depicted for size and color. Mr. Maidman seconded the motion. He said he agrees with Ms. McLaughlin. The Board agreed to appoint Kevin Davis as Agent of the Board to determine validity of color and ensure it is on the historical palette and that the sign is in compliance with regulations. The Board voted 3-0-0 in favor of this motion.

Mr. Maidman moved to appoint Kevin Davis as Agent of the Board to look into the unauthorized placement of a temporary sign and determine if a penalty is warranted. Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of approval.

ANR 96, 111, 113 Morse Street

Paul Brodmerkle representative of the Robert Morse Trust came before the Board to describe an ANR for 96, 111 and 113 Morse Street. He described the land and how it is set up. They are looking to do a 2 lot subdivision. There is a lot of wetlands. Kevin Davis and Peter O'Cain have reviewed the plans previously. They are satisfied that the plan is compliant with local regulations. Setbacks and building lines were added. They have no issues.

Mr. Maidman asked regarding lot 1, is this just reconfiguring from 20,000 to 82,000 square feet. Regarding lot 2, is this just reconfiguring to create a larger lot. Mr. Brodmerkle said yes.

Ms. McLaughlin had no further questions.

Mr. Maidman moved to vote to approve the ANR for 111 and 113 Morse Street as presented. Ms. McLaughlin seconded the motion and the Board voted 3-0-0 in favor of approval.

Ms. Nelson of 236 Edge Hill Road asked if there was a plan to do any deconstruction at 111 Morse Street. Mr. Davis said no.

Mr. Maidman said this is just a reconfiguration of boundaries.

For 96 Morse Street, Mr. Brodmerkle said this is a 38.5-acre parcel made up of a saw mill and barn. There are no homes. The family is trying to share property with three trustees of the trust. They each want a similar size property. They are asking for approval as an ANR plan.

Mr. Davis said he and Mr. O'Cain reviewed the paperwork and the plan is fully compliant.

Ms. Arguimbau of 300 East Street said she was concerned as she was not sure where the access plan is and is concerned for the future access to the wetlands. Mr. Davis said the Planning Board is looking at this as a subdivision right now. Mr. Maidman said the formal development plan has to conform with the Conservation Commission rules.

Mr. Maidman moved to approve the ANR for 96 Morse Street. Ms. McLaughlin seconded the motion and the Board voted 3-0-0 in favor of approval.

Mr. Maidman moved to appoint Peter O'Cain as Agent of the Board to sign the ANR's for 96, 111 and 113 Morse Street. Ms. McLaughlin seconded the motion and the Board voted 3-0-0 in favor of approval.

Edge Hill Road letters

Mr. O'Cain wanted the Board to review the language in the letters to be sent to the residents at Edge Hill who took down stone walls and trees without the consent of the Planning Board. The Board reviewed the language and provided Mr. Davis with editorial changes. Letters will be sent certified.

Governance Committee

Ms. Arguimbau representative of the Governance Committee to the Planning Board submitted questions for them to review. She said the Board can email responses to her directly. All members should send their responses to the questions to the Chair who will then forward. The Governance Committee is not going to call Boards to meet with them right now. They are using the common questions asked of all Boards and Committees to gather information.

Codification and Role of Planning Board

In the past with the help of Ms. Ellis emails the Board was able to lay out topics and questions. Certain issues had further discussion. There were some supplemental meetings with Mark Bobrowski. 3 major conclusions were reached. Broadly, the PB should be assigned special permit granting authority and site review rights. This makes sense as a PB and provides checks and balances with the ZBA. The PB is an elected Board. If the Board has full consensus and procedurally if this is appropriate, then perhaps it should be brought to the Governance Committee.

Ms. McLaughlin supports this idea. As an elected Board, we should have these powers. It strikes a good balance between elected and appointed committees.

Mr. Blaszkowsky said that Mr. Yu in a private conversation was in agreement with this as well.

Mr. Maidman said he has no issues with what Mr. Bobrowski has done. He asked how as a Board do we want to review his suggestions. The review process is a tactical issue. There is going to be a point where we need to make decisions. This will be final text that needs to be supported as a Board. Ms. De La Fuente will set up a process for everyone to edit as we go forward.

We need to create a codification scale as to what we want to have happen in the next 5/10/20 years. Define key critical issues.

Ms. McLaughlin suggested logistically we need mandatory attendance for the first draft review. Everyone on the Board needs to participate.

Mr. Maidman said full participation is needed in the editing process.

Ms. Levitts will poll members for early January to attend a meeting specifically dedicated to codification. January 4, 5,6 are the optional dates. Ms. De la Fuente will facilitate the materials.

Ms. McLaughlin said expertise, drive and willingness is something the PB members can bring but it is not tapped into because the current focus is narrow. This is different in other towns. WE should follow a more standard procedure as in other towns where there is a lot of planning that occurs.

Mr. Maidman said he will create bullet points in context of questions sent by Peg.

Ms. McLaughlin will forward a compilation of Mass General Law which shows the Planning Board standard.

Ms. McLaughlin said she would like the towns people to know they elected us.

Jack Conway Sign

This was a last minute addition to the agenda. Chair Blaszkowsky commented that the sign needs to use historical color palette. The sign owner needs to attend the next meeting with the appropriate colors shown.

Other items

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

12/16

Scenic Roads Public Hearing for 126 Morse Street – originated on 11/11/21

The hearing will remain open and be continued.

Adjournment

Ms. McLaughlin moved to adjourn the meeting and Mr. Maidman seconded the motion. The Board voted 3-0-0 to adjourn at 9:00 PM.