

Town of Sharon Planning Board

Minutes of 11/10/21

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 absent	

Other Attendees:

Maria De La Fuente, Liz Ellis, Laura Russell, Laura Nelson, Peg Arguimbau

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:01 PM. Topics to be discussed:

•*Lake Committee update, Sign Permit – Red Lentil Restaurant 1 Pond Street, Status of support letter for Open Space and Recreation Plan, Scenic Road Public Hearing 126 Morse Street continued, Summary 11/3 recodification meeting, Codification and role of Planning Board*

Meeting Minutes

Deferred

Lake Committee Update

Laura Russell provided her update by saying that due to rainfall and runoff the lake needs new attention, energy and action. She reviewed the Lake Management Committee website page on the Town Website. She shared BOH testing showing significant Ecoli in 2021. It was closed for 12 days due to blue and green algae. She showed drainage maps to determine what's draining into hot areas. She said they need a full scale review of hotspot areas, how to reduce phosphate inflows, need to work on the committee and charter. She said we need to be more prepared for vulnerabilities we are facing. She is looking on how to partner with Neponset River for testing.

Chair Blaszkowsky asked if she is getting the sense there are actions the Planning Board should be reviewing. Ms. Russell said they will welcome the expansion of the committee to include the BOH and DPW. She said it's important to be mindful to reset the structure of years going forward to address the stress on the lake.

Mr. Maidman asked if any zoning should be rewritten for the properties that abut the lake. Ms. Russell said that's under the BOH purview that's why she wants them included on the Committee.

Mr. Pannone asked if the water temp of the lake is tracked. Ms. Russell said it is tracked but needs better technology. Mr. O'Cain said he can help improve the tracking method and will look into it.

Mr. Pannone asked if the plants in the swim area are invasive or native. Ms. Russell said they are local plants but are still locally invasive.

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. The lettering is red and orange and they did not refer to the historic palette. Mr. O'Cain said the applicant felt the color choice was appropriate for the type of restaurant. The Board discussed the sign and said an attempt should have been made to meet the historical colors. As no one was there to represent the client, the Board agreed to discuss at the next meeting strongly encouraging a representative to attend.

Sharon Open Space and Recreation Plan letter

Chair Blaszkowsky said he received and reviewed the template from Ms. Arguimbau and will prepare it.

Ms. Arguimbau said she is the PB rep for the Governance Committee and will attend next meeting to discuss.

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

The hearing will remain open and be continued at next meeting.

Stone Walls 190 and 194 Edge Hill Road

Ms. Nelson brought this issue to Mr. O'Cain. She commented that on 190 and 194 Edge Hill Road a stone wall has been removed through construction. Can it be reinstated to original?

Mr. O'Cain said we cannot get into people cutting down their own trees on their property. A piece of the wall was damaged. A conversation ensued amongst the Board.

Mr. Maidman said letters set environment for discussion but need action.

Mr. Pannone said all discussion of trees and stone walls are all along the street and right of way. We can't go beyond our jurisdiction – right of way.

Mr. O'Cain said we have not determined if the wall is in the right of way or not. Residents may not be aware of bylaws.

Ms. Nelson said the wall runs parallel to Edge Hill and extends into property currently on 190 Edge Hill.

Mr. O'Cain said it is up to the Historical Commission to defend stone walls.

Mr. Pannone thought there is a penalty in place and is concerned with precedent.

Mr. O'Cain said we need to be sure it was in the right of way. He will speak to the homeowner to understand their plans.

Summary of 11/3 recodification meeting

Mr. Maidman said Mr. Bobrowski reviewed context and citing of reference law in place. In the course of doing this there are tactical regulations. It is clear what can and cannot be done. From the PB perspective are these rules doing anything in 5/10/15 years. Does the PB think it is necessary or can they restrict what can be done. As an example dual living arrangements. In certain towns you want to encourage more dense building but zoning doesn't allow it. Make sure the language is not overly restrictive. Be strategic. The rest was thorough. Marc has so much experience. Drawing attention to longer term things. Rule of setbacks. Nonconforming lots. These are types of things to consider.

Ms. De La Fuente said Marc will organize the use table at the next meeting in December. They will go through three drafts

Codification and Role of Planning Board

Ms. Ellis said she would like the whole Board to be present to proceed.

Mr. Pannone asked Ms. Ellis to write a memo to say this is what we are asking for. Circulate to the Board members so they can read. Comments to be sent to Ms. Ellis directly. Mr. Blaszkowsky said he can have a conversation with all members individually.

Ms. Ellis said as part of 40A amendments of density have come up. Sharon is considered an MBTA community. This means denser multifamily housing, no age restricted, not more than a half mile to train station. Guidance is coming on enforcement. There will be severe penalties.

Mr. Blaszkowsky asked do we all agree whether site plan review is something the board is entitled to do. Mr. Pannone, yes, Mr. Maidman, yes.

The second area is special permit granting authority. Mr. Blaszkowsky said this is a matter of checks and balances. We are an elected board and have additional level of authority. Do we agree on special permit granting authority? Mr. Pannone and Mr. Maidman each said yes. Mr. Blaszkowsky said so we are asking for both to be under the Planning Board.

Ms. Ellis said she can write a legal brief to support above. Mr. Blaszkowsky will speak with absent members.

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

12/1 (Wednesday), 12/16

Adjournment

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