

Town of Sharon Planning Board

Minutes of 3/3/22

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, Elizabeth Ellis, James Lamphear, Brian Collins, Adam Cohen, Jeff Mahoney, B. Correa, Amy Garcia, Arlene Mathes, Ben Thaler, Nima Bahrehdar

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:00 PM. Topics to be discussed:

- *Minutes, ANR Plan 33-37 Knob Hill, Zoning codification review updates*

Meeting Minutes

Mr. Maidman moved to approve the 2/10/22 minutes as submitted. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

ANR Plan 33-37 Knob Hill

Mr. O'Cain discussed the ANR Plan for 33-37 Knob Hill. He said there is no change in the total lot area. They have the required setbacks to sidelines. They just want to swap a piece of land. The Board had no comments after reviewing the plans.

Ms. McLaughlin moved to accept the ANR for 33-37 Knob Hill and to allow Town Engineer Peter O'Cain to sign the plan as Agent of the Board. Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of approval.

Zoning Codification

Chair Blaszkowsky stated the PB is the sponsor agent to bring codification to Town Meeting. We are modernizing and making policy change recommendations to include the ZBA and Planning Board etc. There is a lot of work to do. We have had a joint meeting with the ZBA and held the first workshop to review the bylaw with the entire document.

We need to talk about the process to go through. The objective is this should come to Town Meeting. Chair Blaszkowsky said he doesn't think this is a realistic target. Mr. Pannone thinks it can happen as does Ms. McLaughlin. A procedural discussion ensued.

Chair Blaszkowsky said we have a shot at making this a clean process. Let's do a temperature check each week. A meeting will be scheduled for every Thursday through April.

Ms. McLaughlin commented that this process needs to be led by the Planning Board at Town Meeting. It is a PB and ZBA initiative.

Mr. Maidman asked Ms. de la Fuente if Mr. Bobrowski based on his experience could let us know if we summarize the entire project or do we pick specific examples. How do we answer why things changed?

Mr. Blaszkowsky asked if we should do publicity.

Mr. Maidman said we need to create a summary.

Mr. Pannone said the warrant will have an edited version and the website the complete version. Let's get Mr. Bobrowski's recommendation on how it should be.

Ms. McLaughlin said there are overarching themes. Touch on major changes. Create notes and comments on how we came to the changes. Create key phrases for each change.

Ms. de la Fuente says she has been compiling a document of changes since the beginning.

The Board commented that the first meeting with the ZBA went well. Chair Blaszkowsky asked Ms. Ellis and Ms. de la Fuente to summarize what was agreed to at the joint meeting and what's still open.

Mr. Maidman suggested sending the summary to the ZBA Chair to see if there is concurrence.

Mr. Maidman shared that the goal is to simplify the bylaws and streamline for the Building inspector so he can have a clear bylaw.

Mr. O'Cain said there is an impact to the public. Mr. Pannone said this will reduce red tape. Mr. Blaszkowsky said this will reduce ambiguity.

Mr. Pannone said from the meeting with the ZBA, the division of responsibilities is fair and appropriate. The PB can defend changes and why we made the decisions.

Mr. O'Cain wants to work on open space residential district section. He wants a clear cut plan submission of what's to be on the plan. He said it needs work.

Mr. O'Cain said he will make edits to the Solar Section

Other items

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

There is no definitive plan for the Cape Club yet. All units in Phase 1 are built but not complete.

North Main Street property is a LIP. It will be filed as a comprehensive permit from the ZBA.

The Maskwonicut Bridge should be completed August 2024. Construction will occur around train schedules.

Future Scheduled Meetings

3/10, 3/17, 3/24, 3/31

Adjournment

Mr. Pannone moved to adjourn the meeting and Mr. Maidman seconded the motion. The Board voted 4-0-0 to adjourn at 8:20 PM.