

Town of Sharon Planning Board

Minutes of 3/31/22

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Elizabeth Ellis, Brian Collins, Bob Shelmerdine

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:04 PM. Topics to be discussed:

- *Cape Club extension request, Zoning Recodification*

Meeting Minutes

Mr. Maidman moved to accept the minutes of 3/24/22. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

Cape Club Extension Request

Bob Shelmerdine representing Cape Club came before the Board to ask for an extension request for Cape Club. He said that on 4/9/18 they got the site plan review to build 52 townhouses within the existing golf course/club. Half way through they modified the design. On 6/15/20 the PB approved a modification to the design of the site plan. Currently 17 townhouses are sold and 6 more are under purchase and sales agreement. They are asking for an extension as they need to market the additional lots. They need to pay attention to the access for golf events which slows the process, supply chain issues, modification of the design half way through etc. They want 2 years to complete the infrastructure. The developer is to start phase 3 of the road infrastructure. The 18 units will be marketed by the end of November and will start construction for 4th phase in December of 8 units. In total, 24 townhouses stand and the infrastructure for the first two phases is complete. 26 homes left to go.

Ms. McLaughlin moved to approve the two-year extension for Cape Club and Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of approval of the two-year extension.

Zoning Recodification

Ms. De La Fuente stated that on 4/11 there will be a presentation to the Finance Committee, 4/14 is the first public hearing, 4/21 is the second public hearing. Last night there was a meeting to finalize language and the building inspector reviewed the document for draft 3. Maria explained the "What has changed chart" as per draft 3 to the Board and reviewed all changes. Draft 4 she said will be ready on Monday. She will post it to social media groups.

Chair Blaszkowsky said he feels good as to where we are in the process.

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

4/7, 4/14

Adjournment

Mr. Maidman moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 to adjourn at 7:41 PM.