

Town of Sharon Planning Board

Minutes of 5/19/22

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 absent	

Other Attendees:

Maria De La Fuente, Brian Collins, Bon Shelmerdine, Laura Russell

Meeting Initiation

David Blaszkowsky called the meeting to order at 7:02 PM. He congratulated Mr. Maidman on his re-election to the Planning Board. He congratulated the Board on bringing the codification to a successful conclusion. He said we need to be able to carry out our obligations.

Topics to be discussed:

- *Officer Elections, Post Codification, Lake Management, ANR 374 Old Post Road, Birch Hill Subdivision, Governance Study Committee*

Meeting Minutes

Mr. Maidman moved to accept the minutes of 4/28/22. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

New Officer Elections

Mr. Maidman nominated Mr. Pannone to be Chair. Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 in favor.

Mr. Blaszkowsky nominated Mr. Maidman to be Vice Chair. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor.

Mr. Pannone nominated Ms. McLaughlin to be Secretary. Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 in favor.

Post Codification Discussion

Recommendation that everyone has copy of the changes.

Crown solar, housing by rite, transit oriented development near MBTA rail are topics coming up.

Mr. Maidman asked if Mr. Bobrowski is available to let us know when these topics will arise.

Mr. Maidman expressed his appreciation for shepherding us through the process.

We need information on public request requirements. – Invite Mark Hogan to a future meeting.

Report Lake Management – Laura Russell

Ms. Russell said Article 15 and the CPC grant passed. They started testing the first sample in the lake. Ecoli and weed issue still exists. There are good webinars available. They are talking to other communities with lakes. They are connecting with other departments, boards and committees to see how all look at the lake. They look forward to appointing second PB member to the Committee. She said they need a consultant to help with grants. Mr. O'Cain said testing is a good place to start. They need phosphorus level down in the lake.

ANR Plan for 374 Old Post Road

Mr. O'Cain said this is a unique perimeter plan. He has a letter from Town Counsel. There is no proposed lot division. This needs to be filed as an ANR so lock in zoning.

Mr. Shelmerdine said this is a perimeter plan. There are no new lot lines. It is 22,200 square foot parcel of land. Filed as an ANR: purpose lock in zoning at time of application. It freezes use.

Mr. Maidman said she has no concerns but would like to know the intended use.

Mr. Shelmerdine said the client wants to establish a behavioral health facility. Building to be left intact. Foot print will remain. They will be putting in a new septic.

Mr. Maidman moved to approve the ANR for 374 Old Post Road. Mr. Blaszkowsky seconded the motion. The board voted 3-0-0 in favor of approval.

Birch Hill Subdivision

Mr. O'Cain commented that they filed a flexible plan and went to the ZBA. The ZBA voted to all the flexible plan to move forward. They will be bringing the plan to the Planning Board. The holdup is lot 7 and 8 because lot 7 is no a viable buildable lot. It needs Con Comm approval. Needs decision on open space. Mr. Pannone said he wants the approval in place from Con Comm before they come to the Planning Board.

Governance Study Committee

Mr. Blaszkowsky said this was discussed in December. Mr. Pannone said to resurface the document to bring to the forefront.

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

6/2

Adjournment

Mr. Blaszkowsky moved to adjourn the meeting and Mr. Maidman seconded the motion. The Board voted 3-0-0 in favor of adjournment at 8:15 PM.