

Town of Sharon Planning Board
Draft Minutes of 10/23/13
Sharon Community Center
Filmed by SCTV

Planning Board Attendees

Ben Pinkowitz, Clerk	Anne Bingham - absent
Rob Maidman	Pat Pannone, Chair
David Milowe	Peter O'Cain, Town Engineer

Other Attendees

Tom Houston	
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Meeting Initiation

Chair Pannone called the meeting to order and read the Chair's Report.

Minutes

Mr. Pinkowitz moved to approve the minutes of 10/9/13 as amended. Mr. Maidman seconded the motion and the Board voted 3-0-1 (Milowe) in favor.

Adult Zoning

Discussion ensued amongst the members. They discussed that seven lots were available for adult zoned businesses under the proposed zoning and they only want them located within the Light Industrial zoning district. The changes now being proposed for the article for Town Meeting were incorporated because of the Attorney General's legal requirements. It is the same article that was approved at Town Meeting last year, except with changes incorporated to satisfy the Attorney general's requirements. The template from the Attorney General's Office was followed on the first go around but they suggested these changes after Town Meeting approved the article the first time. Mr. Pinkowitz moved to accept the edited version of the Adult Zoning Bylaws and Mr. Maidman seconded the motion. The Board voted 3-0-1 (Milowe) in favor.

Subdivision Regulations

Tom Houston came to the meeting and handed out:

1. Sharon Planning Board Technical Standards
2. Sharon Planning Board Fee Schedule
3. Rules and Regulations of the Sharon Planning Board Governing the Subdivision of Land Sharon, Massachusetts.

Mr. Houston said that both the Technical Standards and Fee Schedule can be adopted in a separate document. A public hearing is not needed to adopt these. A public hearing will however be required to make changes to the Subdivision Regulations. Mr. O'Cain said he wants to look at the changes in the Technical and Fee schedules and will send a review to the Board.

Mr. Milowe said he wants the legal opinion and the Town Treasurer to review the bond requirements as stated in section 3.3.6.1. A discussion ensued about the Subdivision Rules and Regulations, section by section. Mr. O'Cain provided his comments to Mr. Houston's changes and the Board members interjected their opinions as well. Mr. Pannone commented that it was important to collect what is learned from the Bella Estates development. When it came to the topic of street light fixtures, Mr. Pannone suggested they have cut offs. He said he would like to see a Smart Growth Development. Mr. Houston asked how we proceed with lights and Mr. O'Cain said that the best way to address subdivision infrastructure completion is to require the water, drainage, base course of asphalt on roadway and sidewalk and all light bases be installed prior to lot release. Then, the Certificate of Occupancy could only be obtained if a functional light was installed at the home on the base that had been installed prior to lot release.

Mr. O'Cain said he will review the updated subdivision regulations document provided by Mr. Houston and provide him with updates.

Future Items

Mr. O'Cain said a subdivision is coming for Everett Street, an ANR Plan for 6-7 lots on Norwood Street and more on Everett Street. He said Mr. Benoit of Moosehill Development is the developer.

Adjournment

Mr. Milowe moved to adjourn the meeting at 8:45 PM and Mr. Pinkowitz seconded the motion. The Board voted 4-0- in favor of adjournment.

Attachments

- Adult Zoning Article
- Sharon Planning Board Technical Standards
- Sharon Planning Board Fee Schedule
- Rules and Regulations of the Sharon Planning Board Governing the Subdivision of Land Sharon, Massachusetts.