

Town of Sharon Planning Board

Minutes of 4/28/22 as of 5/12/22

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, Brian Collins, Cheryl Weinstein, Donna West, Olga Volfson, Wendy Cullum MacArthur, Mark Bobrowski

Meeting Initiation

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

- *Public Hearing Zoning Recodification*

Meeting Minutes

Mr. Maidman moved to accept the minutes of 4/14/22. Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of approval.

Public Hearing Zoning Recodification

Mr. Pannone read the Public Hearing notice. Ms. McLaughlin moved to open the Public Hearing. Mr. Pannone seconded the motion to open the Public Hearing. The Board voted 4-0-0 in favor of opening the Public Hearing.

Chair Blaszkowsky began by sharing a slide entitled Zoning Bylaw Recodification. This includes brief comments. He said the updates are to make it easier to carry out permitted activities. He said we contracted Mark Bobrowski to draft the changes. There were 10 plus meetings held with Mark, Fin Comm, ZBA, Con Com etc.

Chair Blaszkowsky thanked Maria De La Fuente, Elizabeth Ellis and Peter O'Cain for all of their help. He said there are little semantic changes other than mandated or simplification. The rules are now clearer. The probability of legal expenses is reduced. At the back of the document is a table of use regulations. It is easier to review this rather than going through the text. The simplicity is direct.

Mr. Bobrowski said he worked with the Planning Board and town staff. He then walked through the documents providing an overview of changes and what remained the same.

Ms. De La Fuente reviewed the table of changes in the zoning bylaw and briefed everyone on each of the changes.

Resident Donna West of 195 East Street commented she reviewed the draft and loves the table. She said she wants to understand the reason for the plan dev district. Mr. Bobrowski commented that open space and residential is a thing that requires special permit. It's a more diversified option. The Plan Development District has no rules. The community and the developer write the rules. It is all about a particular site. Ms. Ellis commented that this would need to be approved by an administrator and then go to Town Meeting. There are lots of checks in this process for plan development district. There is flexibility with parameters and checks and balances.

Cheryl Weinstein of 4 Coach Lane asked a series of questions that Mr. Bobrowski clarified for her.

Mr. Pannone moved to close the Public Hearing on the Bylaw Recodification and Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of closing the hearing by a roll call vote of 4-0-0 in favor.

Mr. Maidman commented that this is a confusing document but to make things easier, discrepancies have been summarized. The table highlights and summarizes the changes.

Ms. De La Fuente pointed out a few minor clerical issues ensuring consistency.

Mr. Bobrowski said he will compile the amendments.

All members agreed that the document is in good shape and ready for presentation to Town Meeting.

Mr. Pannone moved to approve the recodification bylaw draft #5 with the table of use change for the Planning Board in Table 1 regarding open space and changing by-right to special permit in section revision 8.1.2. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor by roll call vote.

Mr. Pannone moved to approve the Zoning Map revised May 2, 2022. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval of the revised Zoning Map by roll call 4-0-0.

Town Meeting is May 2nd, 2022

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

5/19, 6/2

Adjournment

Mr. Pannone moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of adjournment at 8:53 PM.