

Town of Sharon Planning Board

Minutes of 7/21/22

Meeting held via ZOOM

Planning Board Members

Pasqualino Pannone, Chair	David Blaszkowsky
Rob Maidman, Vice Chair absent	Peter O'Cain, Town Engineer
Open Planning Board seat	
Shannon McLaughlin, Secretary	

Other Attendees:

Maria De La Fuente, Elizabeth Ellis, Laura Nelson, Laura Russell

Meeting Initiation

Chair Pannone called the meeting to order at 7:07 PM.

Meeting Minutes

Ms. McLaughlin moved to approve the minutes of 6/30/22. Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 in favor of approval.

ANR extension – Diamond Residences

Mr. O'Cain shared that per the land subdivision regulations a developer can request an extension. The Attorney for Diamond Residences requested an extension until November, 2023. Mr. O'Cain said he recommends the extension until November, 2023 as several items needed to be completed including: roadway, lighting, required plantings, and other punch list items. They are on course to complete. It's difficult to get certain materials.

Mr. Pannone said they are requesting a 16-month extension from July.

Ms. McLaughlin asked what timeframe are they running out of?

Mr. O'Cain said its 5 years now. All units except 1 may be completed by January, 2023.

Mr. Pannone asked what happens if it is not completed.

Mr. O'Cain said we can take the bond or provide another extension for up to 4 years.

Ms. McLaughlin moved to extend the subdivision approval extension until November, 2023. Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 in favor of the extension.

Lake Management Committee Update

Ms. Russell provided the Board with a brief update regarding a 604B grant proposal opportunity. She said the Lake Management Committee needs to create a draft and will need a supporting letter from the Board. She reviewed the Lake Massapoag dashboard for lake health. The grant will allow DEP funding for water testing. She said we need a comprehensive review of how to improve lake quality. This is green infrastructure funding for where the water is flowing into the lake and what nutrients there are. The sale of seasonal boat and beach permits are down 30% this year she said.

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

8/2 joint meeting with PB and SB to choose PB open PB member slot, 8/11, 9/8

Adjournment

Mr. Blaszkowsky moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of adjournment at 7:35 PM.