

Town of Sharon Planning Board

Minutes of 6/02/22

Meeting held via ZOOM

Planning Board Members

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

Other Attendees:

Maria De La Fuente, Liz Ellis, Brian Collins, Scott Bruso, Stephen Soma, Mr. De Roche, Dave Wluka

Meeting Initiation

Chair Pannone called the meeting to order at 7:02 PM.

Meeting Minutes

Mr. Blaszkowsky moved to approve the 5/19/22 minutes Mr. Maidman seconded the motion. The Board vote 3-0-1 (McLaughlin) in favor of approval.

Lake Management

Mr. Dan Lewenberg said he was interested in serving as Lake Management Appointee from the Planning Board. He provided his bio and said he is passionate about the lake.

Mr. Maidman said the lake is a prize and we need to take care of it. He thinks the position will be well served with Dan.

Ms. McLaughlin welcomed Dan and said she was looking forward to his expertise with natural resources.

Mr. Pannone said thank you for sharing your expertise.

Mr. Maidman moved to appoint Mr. Lewenberg as PB Appointee to the Lake Management Committee. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of appointment.

Governance Study Committee

The Board reviewed all of the questions previously discussed. Mr. Maidman said he will rewrite the answers to questions 1 and 2. A conversation ensued about the PB terms, role played, lack of interest and visibility. Mr. Maidman will also rewrite this response.

Continued from 4/14 - Scenic Road Public Hearing for 57 Maskwonicut

In attendance was Mr. DeRoche, Scott Bruso, Stephen Soma.

Mr. O'Cain said there are 4 ash trees on 57 Maskwonicut Street that need removal for the project. He requested Mass Dot to come to discuss the roadway.

Mr. De Roche of Maskwonicut Street stated that more trees are being removed in addition to his trees. He showed pictures of the site and thinks that too many trees are being removed.

Scott Bruso said Mr. De Roche has received a letter of response from Mass Dot on the question of moving the roadway as he suggests. Mr. Bruso said the alignment has been taken care of for sight and stopping distances. It was not considered an acceptable option. The cluster of trees Mr. De Roche is referring to is town property.

Mr. O'Cain said you cannot change the roadway as requested. It needs to flow with the project.

Mr. DeRoche said he thinks that Mass Dot is trying to make the road not scenic.

Mr. O'Cain said Mass Dot is working with Mr. DeRoche to provide new trees on his property for screening. The Tree Warden will help identify the right species for that location.

Mr. O'Cain said that the plan and design phase is extremely involved. There are so many factors. He defers to Mass Dot's expertise as they are aware of the requirements of the project.

Ms. McLaughlin moved to close the Public Hearing. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of closing the Scenic Road Public Hearing.

Mr. Blaszkowsky and Ms. McLaughlin had no further comments.

Mr. Maidman said that there is a certain amount of space and there are safety restrictions. Alignment with the bridge can't be changed

Mr. Pannone said as much as he wants to salvage trees, it cannot be rectified with how the road is being set up. The intent to reconstruct the wall and plant trees is positive.

The Town will work on the plan with residents regarding safety and speed.

Mr. Maidman moved to accept the recommendation of Mass Dot to accept the revisions for going forward with the removal of 4 ash trees. Mr. Blaszkowsky second the motion. The Board voted 4-0-0 in favor of approval.

990 Providence Highway

David Wluka of 64 Massapoag Ave. said he owns 990 Providence Highway located the light industrial district. He said he has a national chain of veterinary services that might be interested in the property. Old bylaws and new bylaws say no for vets. He is asking that doggy day care, vet clinics among other uses be allowed.

Grant Updates

Ms. De La Fuente said she applied for two grants to advance eco development. One is district financing to fix up down town to capture tax revenues. She will apply for a Market Analysis grant by hiring a consulting firm to do a market analysis. This will show gaps in what's missing and how do we fill gaps.

Ms. De la Fuente said any community with a train station needs to zone for multifamily.

Next year we will apply for a Mass Works grant for disability.

Mr. Pannone said we need to keep community in mind

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.

Galleria updates – working on septic/sewer line

Future Scheduled Meetings

6/16, 6/30, 8/4

Adjournment

Mr. Maidman moved to adjourn the meeting and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of adjournment at 8:57 PM.