

Town of Sharon Planning Board

Minutes of 12/1/22

Meeting held via ZOOM

Planning Board Members

Pasqualino Pannone, Chair	David Blaszkowsky
Rob Maidman, Vice Chair	Peter O'Cain, Town Engineer
Xander Shapiro - absent	
Shannon McLaughlin, Secretary - absent	

Other Attendees

None

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 5:05 PM and moved into Executive Session via a Board vote as continuation from the 11/10/22 meeting. Executive Session was continued until next meeting. The Board continued to open session at 5:15 PM.

Meeting Minutes

Deferred to next meeting.

Sharon Gallery Update

Mr. O'Cain said site work is being done. They are getting the permit for the retaining wall. Court case is moved to January. Signalization waits to be approved. Infrastructure is in place. Phase 1 is approved after 100,000 feet of development can build residential units. 12/21 is the next ZBA meeting for the Gallery. Awaiting Tom Houston's review. It is a complicated project with complicated zoning articles. A conversation ensued regarding the following:

Zoning Articles

1. MBTA Zoning Amendment - This is state driven zoning stating denser housing needed near the train station. Mr. O'Cain described the area that could be effected from this zoning. It has to be within a half mile of the train station.
2. Accessory Dwelling Units (ADU's)
3. Short Term Rentals
4. FEMA federally mandated zoning change - re: flood zone may occur with big changes to map numbers. Property owners will need to be notified if they are in flood zone. Feds need to finalize text and maps.

5. Table of dimensional regulations

6. Solar Bylaw

Future Discussions

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

12/2, 1/5, 1/19

Adjournment

Mr. Shapiro moved to adjourn the meeting and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of adjournment at 6:48 PM.