

Town of Sharon Planning Board

Minutes of 2/2/23

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Sonal Pai, Brian Collins, B. Kafka, David Wluka

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 7:02 PM.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 1/19/23 Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of approval.

Zoning Articles Update

Tonight's agenda focus is to perform a comprehensive review of the Zoning Articles being prepared for this upcoming Town Meeting. Mr. O'Cain reviewed changes including additions and deletions for short term rentals, site plan review, AG comments, solar energy, site approval of lot coverage, dimensional table changes and marijuana bylaw. All PB members said they agreed with the changes that Mr. O'Cain reviewed. Discussion ensued.

A deep discussion surrounding ADU's occurred. Discussions focused on the definition of who can live in the ADU. Definition of family was discussed.

Mr. Wluka said there is a push for ADU's to provide additional affordable housing. Seniors can age in place, It's a form of multifamily housing he said. He said define by use not by ownership or occupancy.

Chair Pannone said the definition still needs to be in line with our intentions for the article. He said ours is a crucial step to take.

Mr. Shapiro suggested that the restriction of ADUs to family was both inappropriate and unenforceable, and that either "family" should be left undefined or allowed to be interpreted broadly in order to increase housing availability. Mr. Blaszkowsky expressed that "family" was appropriate and should be retained and interpreted judiciously in order to keep ADUs from becoming de facto multi-family units. Mr. Blaszkowsky added that if the Board's intent is to enable the creation of multi-family housing from ADUs, the Board should be transparent and

drop the word “family” and describe such a policy clearly to residents. Mr. Blaszkowsky said he would oppose such a policy.

Mr. Maidman said he was ok with the intent of the policy.

Chair Pannone will be presenting the updated language to the Finance Committee on 2/6/23. He also said that the language can be modified during the public meeting process. He said he is confident in the revisions. In terms of the ADU, meet the intent of what we are doing.

Other Items

Mr. O’Cain said he is still waiting on the Birch Hill document from Dick Gelerman.

The Gallery is still early on in process.

40 B on North Main Street is getting close.

Future Discussions

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

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.

Next Scheduled Meetings

2/16

Adjournment

Mr. Shapiro moved to adjourn the meeting and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 by roll call vote in favor of adjournment at 8:50 PM.