

Town of Sharon Planning Board

Minutes of 2/16/23

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Sonal Pai, Bob Shelmerdine, Laura Nelson, Brendan Sullivan, Elizabeth Englander, Kameron Campbell, Robin Simon, Avani Pai, Rachel Klausner, Jack Givan, Dana Hinthorne Building Inspector, Georgeann Lewis

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 7:00 PM.

ANR for 25 Tiot – Cape Club

Bob Shelmerdine representing 25 Tiot Cape Club along with Brendan Sullivan were present. Bob Shelmerdine said the 2018 site permitted for town houses. He showed the plan dated 4/30/18. In 2020 the applicant had to prepare a segmented plan creating individual parcels. They did an 81P plan. ANR needs a deed transfer to get to 81X plan.

Mr. Shelmerdine discovered there are real estate taxes owed for \$80,000. He will pay it tomorrow. He suggested the Board vote to approve and allow Peter O'Cain as Agent of the Board and endorse after real estate taxes are paid. Bob Shelmerdine said there is a bylaw if you owe taxes you cannot obtain building occupancy etc. until taxes are paid. He said we will not pick up the plan until taxes are paid.

Ms. McLaughlin thinks it's out of our purview to include taxes.

Mr. Maidman asked why taxes are not paid.

Mr. Shelmerdine said they will be paid.

Mr. Maidman asked what the status are of the electronic billboard on route 1 near 95. Any status?

Mr. Shelmerdine said he doesn't remember the conclusion.

Mr. Maidman moved to not vote until they have proof taxes have been paid.

No one seconded the vote.

David Blaszkowsky moved to approve the ANR for 25 Tiot as presented. Ms. McLaughlin seconded the motion. The Board voted 4-1 (Maidman) -0 in favor of approval.

Mr. Blaszkowsky said he would like to see at the next meeting, the status of tax payment and electronic billboard.

Mr. Pannone said he wants email confirmation that the bills been paid.

ANR for 180 Ames Street

Kameron Campbell Civil Engineer representing home owner Klausner wants to combine 2 lots into 1. It is in residential district B. A brief conversation ensued. Mr. Blaszkowsky moved to approve the ANR for 180 Ames Street. Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of approval via roll call.

Review Finance Committee comments about Zoning Articles

Mr. Pannone said Mr. Turkington said that the Moderator indicated the articles can be dimensional table regulations, Accessory use and article language clean up. Need to determine if need majority vote or 2/3 vote for these articles.

Mr. Pannone said his presentation to Fin Comm included:

3.3 Accessory Uses

3.5 Short term rentals – Fin Comm wanted definitions. The general comment was having Mark Bobrowski check language to ensure same as zoning recodification.

7.3 Registered Marijuana Dispensaries – Fred is waiting on a response from the State on the interpretation of this. If calculated 20% does not exceed two retail marijuana establishments.

Mr. O’Cain commented he heard the article is not needed and being dropped.

7.7 Solar – Have KPL review language to ensure its okay.

8.1 ADU – Dana Hinthorne, Building Inspector said the certificate of registration will expire 12/31. He wants the date changed so doesn’t conflict. He suggests adding April to April.

Mr. Shapiro thinks we should choose a date rather than stagger.

Mr. Pannone wants relevant date and suggested 9/1. All were in agreement.

3.5.2.4 – change date to 9/1. Certificates must be renewed every three years.

3.5.3 Display certificate every three years.

ADU – Fin Comm focused on sufficient parking being on site to serve accessory dwelling unit.

Fin Comm suggested all vehicles registered to that address must be off street.

Mr. Pannone said comments from Fin Comm are comments. We are not forced to adopt their language.

Laura Nelson 236 Edge Hill Road said that Edge Hill is taken over by cars when people visit.

Mr. Maidman suggested both offsite and on-site parking needs to be provided.

Ms. McLaughlin said there are guidelines. Issue of registration is complicated. The spirit of having enough parking or consequences will come up like snow emergencies.

Mr. Pannone thinks our language is fine. How you deal with parking is an individual decision.

The Board all agreed to leave this.

Mr. Pannone said the largest reaction to ADU from Fin Comm is that the language is fine except talk about lease or rental. Fin Comm sees as a rental opportunity.

Mr. Pannone said he did not see lease or rental in any other ADU in other towns. The goal is to have ADU's be multi-generational. Biggest kickback is it is limiting a person's ability to obtain rent.

Robin Simon realtor said what happens if a family has a spare room and wants to rent to others because a family member moved on or died. It's a financial strain to keep the property vacant.

Ms. McLaughlin says she sees the point in this. Investment can be big but sees limit with only allowing a family member that could move on.

Mr. O'Cain said the concern is if you have property you are renting to someone else are you now two families?

Mr. Pannone said no a rental unit is part of a single family. There is one set of meters for a single ownership. Multifamily has two sets of meters with multiple ownership.

Mr. Blaszkowsky said this is reminiscent of last meeting. The fundamental problem is how to solve these things. He doesn't doubt a lot of people would like this. Need to decide what we want. Do residents want what we want? Do residents want town to have a lot more multifamily use?

Mr. Pannone said there is no universal definition for ADU. Every community grapples with different regulations.

Mr. Blaszkowsky said this is a policy issue that needs to be discussed transparently. We need to understand what the town wants.

Mr. O'Cain said the question regarding multifamily is technical. If two families, then we need to modify the language for other residential districts.

Mr. Pannone said we need Attorney Gelerman to confirm the language.

Mr. Maidman said when we began discussion, we had clear intent. Recommendation maintains what we have for a point of reference and look at it further with public input. Follow path, see where it takes us, revisit and expand.

Mr. Pannone said the underlying ADU is restrictive limiting who can live there – family member/care taker. What we are talking about would increase who could rent.

The Building Inspector said if multi-family then this will get kicked to Zoning.

Mr. Blaszkowsky said this is an issue we need to consider policy. Then write/adopt definitions to achieve policy goal. Need to use process to determine what town residents want.

Mr. Pannone said we are having a Public Hearing so public will give input on 3/9. Opportunity to present and modify prior to Town Meeting.

Ms. Simon said in her understanding ADU needs to be owner occupied. Can put age restriction. There is a massive need. ADU cost hundreds of dollars.

Laura Nelson said creating an article without knowing impacts and full knowledge is dangerous. She said based on setbacks this will be voted and then setbacks will be made smaller.

Mr. Pannone said these are dimensional changes.

Ms. McLaughlin said if we add what we have we have clarity and structure. Willfully explore policy issue. Would not want to hold up ADU language at all. What do other communities look like 1, 3, 5 years later?

Peter O'Cain said in the past he has been criticized for not posting language prior to the Public Hearing.

Mr. Pannone said yes please post. Start getting feedback.

Mr. Pannone said we are permitting separate structure but can be attached.

Mr. Pannone thinks it's a solid bylaw as it stands.

Mr. Maidman said let's keep it the way it is. Let's see what public hearing comes back with.

Mr. Shapiro said it will be a benefit to share this with Town Counsel for an opinion.

Mr. O'Cain said he sent the short-term rental, solar and ADU bylaws to Mark Bobrowski. It was also sent to KDL in Needham.

The next meeting/public hearing is 3/9/23.

Mr. O'Cain shared the proposed definition for pet care. A conversation ensued. He will send out to the Board of Health with their regulations.

Mr. O'Cain said he submitted the public hearing ads to the paper.

Sunrise Sharon Project

Mr. O'Cain said this is a 3 story, 95 unit assisted living facility. Nothing formal has been submitted under new zoning. Senior housing is allowed in all districts. Soil testing is being done

Avalon was sold to Wren and thus the name change.

This is in the ultra-preliminary stages.

Ms. Nelson of 236 Edgehill Road asked if a traffic study was done.

Mr. O'Cain said this cannot be rejected based on traffic study.

Georgeann Lewis of 264 Edgehill Road said there are lots of projects in rural sparsely populated areas. She is concerned they are inundated with rentals in the area.

Other

Mr. Blaszkowsky suggested in order to manage expectations someone should provide update/date on Sharon Gallery. Is Costco and Market basket still interested? Mr. Maidman said this is a David Segal project and someone needs to keep us informed. Mr. Maidman will reach out to Mr. Turkington to see if something can be posted regarding the project status. Mr. O'Cain said making public statements can become a delicate situation which can cause problems as there are multiple players. There are implications to making public statements. Ms. McLaughlin said a lot of letters of intent have confidentiality clauses.

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

3/9

Adjournment

Mr. Blaszkowsky moved to adjourn at 9:30 PM. Mr. Shapiro seconded the motion. The Board voted 5-0-0 in favor of adjournment.