

Town of Sharon Planning Board

Minutes of 8/17/23

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Sonal Pai, Laura Nelson

Meeting Initiation

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

Meeting Minutes

Deferred

Public Outreach MBTA Zoning

Ms. Pai said she is ready to submit the applied grant for community engagement. She acquired a quote from Laura Smead for \$19,400. The grant should cover the consultants cost.

Ms. Pai said she just received new language from MHP and mixed use buildings in the overlay district can now be included in the draft. She asked the Board if they want mixed use included and the Board said it is a good idea.

Ms. Pai said that she and Mr. O'Cain think we should continue with Laura Smead and J.M. Goldson as consultants for the community engagement.

The timeline for the engagement is January through March.

MHP will assign another consultant to get another quote if we want.

Mr. Pannone said its worthwhile to include the mixed use. Timeline of January to March makes sense. It makes sense to continue with Laura Smead and her group as they are already invested in our process. They are acquainted with what works in Sharon. We can get another quote but here is no advantage to someone else.

Mr. Shapiro suggested Sonal review the document and let the PB know how complex or not changes will be. It is thought that no additional work should be required from Laura Smead regarding the addition of mixed use.

Mr. Blaszkowsky thinks it's important to go to bid as its good to know the benchmark.

FEMA Bylaw

Ms. Pai said she has the draft ready and its been sent to the State for review. The reason for the FEMA Bylaw is they are redoing maps and map numbers. The Bylaw is changing as it lists who is the enforcing officer, how it is enforced as well as what you can and cannot do in the flood zone.

Chair McLaughlin clarified that this is needed to be accepted for FEMA assistance purpose.

Ms. Pai said we already have the Bylaw. We are revising maps and need to make a few changes.

Zoning Bylaw Corrections

Ms. Pai said there are issues with the dimensional use table in the bylaws. As they are being used she thinks minor changes are needed.

Mr. Pannone asked Ms. Pai to look at original changes to determine missing items so we can get Mr. Bobrowski to look at it.

Chair McLaughlin said keep a running tally of issues. Keep this item on the agenda so we can ask Mr. Bobrowski why these things were omitted. Identify the majority of the issues we see.

Mr. Pannone suggested providing backup for missing items.

Meeting Format

Mr. Shapiro said he would like to meet in person at least some of the time.

Mr. Blaszkowsky likes the hybrid structure and thinks interaction is important.

Mr. Shapiro said he believes there are legal and technical issues and is concerned that people online cannot ask questions.

Mr. Pannone said meetings are more effective in person. He would like a hybrid solution to work.

Chair McLaughlin said it's great to be in person. She sees the value of residents being able to meet on line and would therefore like a hybrid approach.

Mr. Shapiro suggested when an agenda item requires plans, meet in person. Ask Mr. Turkington what we can and cannot do.

Mr. Pannone said we have a lot more participation when on ZOOM than we had in person. It is more convenient for people at home.

Mr. Blaszkowsky suggested asking Mr. Turkington as well as the Mass Planning Council what's being done.

Chair McLaughlin said she will reach out to connect with Mr. Turkington and the Mass Planning Council. She said in person is the goal. She wants to be inclusive so we get more participation.

Laura Nelson from Edgehill Road said in person does not allow for audience members to participate and doesn't serve residents. If in person, she is requesting Town Hall.

Ms. Pai said she would like a hybrid meeting.

District Improvement Financing

Ms. Pai said regarding the District Improvement Financing presentation, Mr. Sigman is finalizing the draft application. She asked what is the Public Hearing timeline and will this be an article?

The topic discusses incremental taxes put into a fund to be used for downtown improvement.

Mr. Shapiro said we need to make sure to be thoughtful about the use of funds, how it's done and how we proceed.

Mr. Pannone said this should be a FinComm item. We should have a joint meeting with them as there is a lot of overlap.

Other

Ms. Nelson asked when the 40B document that Ms., Pai presented will be posted. She asked when the ZBA requested comments on case 1919 re: Edgehill Road LIP, when the PB responded and asked to see the comments. Ms. Pai said she will check with Mr. O'Cain.

Next Meeting Dates

9/7, 9/21, 10/5, 10/19

Adjournment

Mr. Blaszkowsky moved to adjourn at 8:15 PM. Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of adjourning.