

Town of Sharon Planning Board

Minutes 11/2/23

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Sonal Pai, Bob Shelmerdine, Dick Gelerman, Tom Houston, Brian Collins, Matt Smith (Norwood Engineering)

Meeting Initiation

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

Meeting Minutes

Deferred

Public Hearing

Attorney Gelerman said to keep this Public Hearing open at the conclusion of the meeting until the next meeting.

Secretary Maidman read the Public Hearing notice. Mr. Blaszkowsky moved to open the Public Hearing and Mr. Shapiro seconded the motion. The Board voted 4-0-0 in favor of opening the hearing.

TOWN OF SHARON PUBLIC NOTICE PLANNING BOARD LEGAL NOTICE

PROPOSED ZONING BY-LAW REVISIONS PUBLIC HEARING

The Sharon Planning Board will hold a virtual ZONING BYLAW PUBLIC HEARING on Monday, November 20th, 2023 at 7:00 pm to discuss changes and updates to the following sections of the zoning bylaw which pertain to Business District D. 1. Amend Section 3.2.2 – Table 1: Table of Use Regulations by revising certain entries in the twelfth column with the heading “BD” by deleting the heading “BD” and inserting a new heading with a footnote “BD1 ” and further revise entries in the twelfth column to allow as use by right in Business District D the following: §A Residential Uses, #4 Multifamily or Mixed Use Buildings (see Section 8.5) – delete “BA” and insert “Y” and insert reference to Section 8.7, §D Commercial Uses, #11 Major Nonresidential and Mixed-Use Development – delete “PB” and insert “Y”, and add a row #12. Theater or multiscreen movie complex excluding adult-use motion picture theaters – providing for a use by Special Permit from the Zoning Board of Appeals in the Business A B and C Districts and as a use by right in the BD District and the LI District, §I Miscellaneous Commercial Uses, #10 Major Nonresidential Development – delete “BA” and insert “Y” and #11 Major Parking Facility – delete “BA” and insert “Y”, and §K Accessory Uses, #10 private garage for more than 3 motor vehicles or group garage – delete “BA” and insert “Y”. 2. Amend

Section 4.1.2 Table of Dimensional Regulations providing new requirements for an overall Business District D Development and Lots and Parcels within an overall Business District D Development including required minimum lot area, lot frontage, (front, side, and rear) lot setbacks, and natural vegetation coverage and required maximum building height (feet/stories) and lot coverage. 3. Amend Section 4.1.3 Lot Shape, Width, and Frontage by adding a new sentence at the end of the first paragraph. 4. Amend Section 4.3.7 Maximum Number of Dwelling Units in Business D Development by revising the section. 5. Amend Section 4.3.8 Business District D; Height Limits and amend Section 4.3.9 Business D FAR and GFA by combining these sections into one section entitled Section 4.3.8 Business District D Dimensional Requirements and by revising the section to include dimensional requirements for a Business District D Development and a Business Parcel and revising requirements for Floor Area Ratio (FAR) and Gross Floor Area for residential use and total of all uses. Renumber the Section 4.3.10 as 4.3.9. 6. Amend Section 4.3.10 No Cut Line Business D by renumbering it as Section 4.3.9 No Cut Line Business District D requiring the no cut line to be located 35 feet minimum and 50 feet where practicable south of South Walpole Street. 7. Renumber Section 4.3.11 Business C and Professional District Residential Buildings as Section 4.3.10 Business C and Professional District Residential Buildings. 8. Amend Section 10.6.4 Applicability; Minor SPR by revising the floor area, dwelling unit, and parking space thresholds triggering Minor Site Plan Review. 9. Amend Section 10.6.5 Applicability; Major SPR by revising the floor area, dwelling unit, and parking space thresholds triggering Major Site Plan Review. 10. Amend Section 11.0 Definitions by amending the definition of "Business District D Development" and adding a new definition for "Business Parcel" and revising the definition of Major Nonresidential Development to exclude requirements for a Special Permit. 11. Amend any and all other Sections of the current zoning bylaw existing as of and subsequent to the 2022 Annual Town Meeting which pertain to Business District D as may be determined by the Planning Board. Complete copies of the article language can be obtained from the Sharon Town Clerk, Sharon Public Library and the Sharon Engineering Department, Peter O'Cain, at (781) 784-1525, ext. 2316. The meeting link is below and can also be located in the Planning Board agenda at www.townofsharon.net in the "Town Calendar". Online Meeting ID Password [www.zoom.us 661-933-1292 02067 https://zoom.us/j/6619331292?pwd=akFmV1A3RkIXeEhyamIHG5tRVdzZz09](https://zoom.us/j/6619331292?pwd=akFmV1A3RkIXeEhyamIHG5tRVdzZz09) BY PHONE 1-312-626-6799 1-929-205-6099 1-253-215-8782 1-301-715-8592 1-346-248-7799 1-669-900-6833 To mute or unmute yourself, Press *6 All persons interested should plan to attend. Shannon McLaughlin, Chair Planning Board

Tom Houston began the discussion with his presentation which is below in the pdf.

COMPARATIVE SUMMARY OF BUSINESS DISTRICT D REGULATIONS



Mr. O'Cain suggested adding a column to the table which indicates if the item is restorative and add a column if item is new and justification for why.

Chair McLaughlin wants to know priority level.

Mr. Shapiro said we need to widdle down as it's hard to get through everything.

Mr. Maidman said certain items are critical to Costco and to the near term and future potential in Business District D and Gallery and others that's not in high demand. We need more discussion, learn impact and come to a rational decision. He likes the idea of segmenting critical and non-critical.

Mr. Blaszkowsky said that we need to know what's high and low priority and value added. He is concerned there is only one more meeting and then Town Meeting.

Mr. Shapiro asked if something can be done to guide thinking. Cascade most important down.

Mr. O'Cain thanked Mr. Houston for all of his work this evening.

Mr. Shelmerdine said it will help in the endeavor to add a column for restorative with justification and new and justification. There are more important versus less important. He said this will be completed by next week.

Chair McLaughlin thanked everyone: town employees, applicant and processing team.

Board discussed the need for an additional meeting prior to the next public hearing on 11/20. Mr. Blaszkowsky moved to establish an 11/9 meeting and continue the Public Hearing. Mr. Maidman seconded the motion and the Board voted 4-0-0 in favor of continuing the Public Hearing.

Meeting format - ZOOM/Hybrid

Postponed discussion until a full Board is present.

District Improvement Finance Report

Mr. Pannone said he prefers to wait for Mr. Maidman and Mr. Shapiro to be in attendance and provide their opinion as they are close to the topic.

Next Meeting Dates

11/9, 11/20

Adjournment

Mr. Blaszkowsky moved to adjourn at 9:32 PM. Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of adjourning.