

Town of Sharon Planning Board

Minutes 11/20/23

Meeting held via ZOOM

Planning Board Members

Shannon McLaughlin, Chair	Pasqualino Pannone
Xander Shapiro, Vice Chair	Peter O'Cain, Town Engineer
Rob Maidman, Secretary	
David Blaszkowsky - arrived at 8:39 PM	

Other Attendees

Bob Shelmerdine, Tom Houston, David Spiegel, Sam Liao, Sonal Pai

Meeting Initiation

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

Meeting Minutes

Deferred

Public Hearing - Continuation of the 11/2/23 Public Hearing - Proposed Zoning By-Law revisions which pertain to Business District D

Mr. Pannone moved to close the 11/2 Public Hearing for Business District D changes that was also continued to 11/9 and then to today. Mr. Shapiro seconded the motion and the Board voted 4-0-0 in favor of closing the 11/2/23 Public Hearing.

Public Hearing - 11/20/23 - Proposed Zoning By-Law revisions which pertain to Business District D

Chair McLaughlin said this Public Hearing was re-advertised because the documents required to be at the Clerk's office in time for the 11/2/23 Public Hearing were not available at the time the posting went to the paper for advertising.

Mr. Maidman read the PH notice for 11/20. Mr. Maidman moved to open the PH of 11/20/23. Mr. Shapiro seconded the motion and the Board voted 4-0-0 to open the PH.

Chair McLaughlin read the comparative summary (chart of description) of Business District D Regulations and asked for discussion.

With reference to 4.1.2 Business District D Development Lot Coverage, Mr. Pannone confirmed that the same definition is applicable across town. Lot coverage includes impervious surface in Business District D to align with the rest of town.

Ms. McLaughlin asked Mr. Houston to include Business District D words in all definitions for clarity in 4.3.1

4.3.7 Maximum number of units in Business D Development. It should be 180 not 225.

4.3.8 Business District D Development Natural Vegetation Area - last column should read 35% minimum of natural vegetation and landscape area.

Chair McLaughlin said the Total Floor Area for Business District D Development on page 5 should be explained up front.

Chair McLaughlin said the changes to the Comparative Summary Chart are 1. Mistakes, 2. Cost required for ownership, 3. Definition corrections, 4. Actual absolute changes.

Mr. Pannone motioned to close the 11/20/23 Public Hearing and Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of closing the 11/20/23 Public Hearing.

Planning Board Discussion

4.3.7 modify 225 to 180 dwelling units.

Chair McLaughlin said we spoke about the tweaks to the chart. There are no actual changes to the warrant.

Mr. Maidman commented that on 4.3.9 Planting Requirements, plantings must be on an approved list of plantings with approval by the Tree Warden. Practicable is better than preferred.

There was no further discussion.

Mr. Pannone moved to approve the Bylaw change language as posted in the Town Meeting warrant except at 4.3.7 to reduce the maximum dwellings allowed from 225 to 180 maximum. Also, 4.3.9 to read review and approve by Tree Warden.

Mr. Shapiro seconded the motion and the Board voted 4-0-1(Blaszowsky) who joined the meeting at 8:39 PM.

Mr. Shelmerdine said thank you. Mr. Spiegel said thank you.

Items not know to Chair 48 hours in advance

Sam Liao, Sharon Building Committee Selection Committee member appointee by the Town Moderator said the town article required terms of the Selection Committee and Building Committee to change at the end of 12/21/23. Selection Committee needs to meet by 12/31. The PB needs to reappoint a new member of the Selection Committee for the Standing Building Committee. Mr. Pannone has been that person for 13 years.

Mr. Shapiro nominated Mr. Blaszowsky to the Selection Committee for the SBC. Mr. Maidman seconded the motion and by roll call vote, the Board voted 5-0-0 unanimously in favor. They all thanked Mr. Pannone for his 13 years of service to the Selection Committee.

Other

Mr. Maidman thanked Chair McLaughlin for carefully examining the proposed regulations. If accepted, this removes any ambiguity for obstruction to COSTCO. We are in alignment.

Chair McLaughlin said thank you all. She will send a revised PowerPoint to include themes of why we are doing what we are doing. She will send the draft to the Board.

Mr. Pannone said the PB needs a write up for Town Meeting.

Chair McLaughlin said we need better communication regarding MOU changes by the Select Board and where the PB had jurisdiction. We need to increase and improve communication with other governing bodies in Town. This indicates a partnership.

Mr. Pannone said make the statement clear to the Select Board to create a new process, be clear and be forward, set framework going forward.

Future Topics

Meeting format - ZOOM/Hybrid

District Improvement Finance Report

Next Meeting Dates

12/14, 1/4

Adjournment

Mr. Blaszkowsky moved to adjourn at 9:05 PM. Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of adjourning.