

## **Town of Sharon Planning Board**

**Minutes 2/8/24**

**Meeting held via ZOOM**

### **Planning Board Members**

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

### **Other Attendees**

Brian Collins - Fin Comm, Jack Girvan, Georgeann Lewis, Alex Kraplin, Bob Shelmerdine, Matt Smith Engineer Norwood Engineering

### **Meeting Initiation**

Chair McLaughlin called the meeting to order (via ZOOM) at 7:11 PM.

### **Meeting Minutes**

Mr. Blaszkowsky moved to approve the minutes of 1/11/24 and Mr. Maidman seconded the motion. The Board voted 5-0-0 in favor of approval.

### **MBTA Zoning Community Engagement**

The Board reviewed the public outreach presentation prepared by JM Goldson and gave their thoughts and suggestions for changes for the meeting on February 13<sup>th</sup>, 2024. The event for Community Outreach will be held at 7 PM on February 13<sup>th</sup>, 2024 and be livestreamed on Sharon Cable Television. A second public outreach meeting will be held on March 12<sup>th</sup>, 2024.

### **ANR 429 E Foxboro Street**

Mr. O'Cain said the plan of land for 429 E Foxboro Street does not create a buildable lot by dividing it up. Parcel B will be non-buildable. The plan went through a review and all of Mr. O'Cain's comments were previously addressed by the applicant.

Mr. Maidman moved to approve the ANR for 429 E. Foxboro Street as presented by Peter O'Cain and to nominate Mr. O'Cain as Agent of the Board for this matter. Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of approval.

### **ANR Costco Sharon Gallery**

Matt Smith Engineer for Norwood Engineering and Bob Shelmerdine Attorney for the applicant came before the Board asking for an ANR to create 3 lots at the Costco designated property.

The revision date of the plan is 2/7/24. The plan as per Mr. O'Cain has the required content. The lots are for Sharon Gallery, 144 Old Post Road, Sharon, MA.

Mr. Pannone asked Mr. O'Cain if he has any concerns regarding the exit and entrance to the property.

Mr. O'Cain said no. We are providing an easement to the Gallery. Costco is an anchor store at the Gallery.

Mr. Blaszkowsky moved to adopt the ANR for Costco property and to appoint Peter O'Cain as Agent for the Board to answer any additional issues. Mr. Maidman seconded the motion. The Board voted 5-0-0 in favor of approval.

### **Other**

Mr. Shapiro asked the status of the Business District A language.

Mr. O'Cain said we need to have a formally noticed public hearing.

There will be a PB/SB session on 2/29 at 6 PM in person at Town Hall.

2/13 and 3/12 Public Outreach meeting on MBTA Zoning

### **Future Topics**

Meeting format - ZOOM/Hybrid

### **Next Meeting Dates**

2/13, 2/29 joint with Select Board, 3/12

### **Adjournment**

Mr. Blaszkowsky moved to adjourn at 8:55 PM. Mr. Shapiro seconded the motion. The Board voted 5-0-0 in favor of adjourning at 8:55 PM.