

Town of Sharon Planning Board

Minutes 1/4/24

Meeting held via ZOOM

Planning Board Members

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

Other Attendees

Brian Collins - Fin Comm, Dan Greenfield - SFD, David Abbott, George Aronson, Jose Parchado - Green Seal Environmental. Jacqueline Bruce – DSD, Laura Smead - J Goldson

Meeting Initiation

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

Meeting Minutes

Site Plan Review Public Hearing to discuss plan review for Solar Projects at Sharon Middle School (75 Mountain Street) and Town of Sharon Landfill (156 Mountain Street)

Mr. Pannone read the PH notice.

TOWN OF SHARON PUBLIC NOTICE, PLANNING BOARD,LEGAL NOTICE.SITE PLAN REVIEW FOR SOLAR PROJECTS AT SHARON MIDDLE SCHOOL AND TOWN OF SHARON LANDFILL LOCATION. PUBLIC HEARING.NOTE: REVISED DATE

The Sharon Planning Board will hold a virtual SITE PLAN REVIEW PUBLIC HEARING on Thursday, January 4, 2024, at 7:00 pm to discuss site plan review for solar projects at Sharon Middle School (75 Mountain St.) and Town of Sharon Landfill (156 Mountain Street) locations as per Section 7.7.7 of the zoning bylaw which pertain to Section 7.7 Solar Photovoltaic Installations.

Complete copies of the site plan review documents 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 509-811-4431 02067
<https://us02web.zoom.us/j/5098114431?pwd=Um5kLy9WbnBadHFCWnpaM1BEMHhvQT09>

Sharon Planning Board, Shannon McLaughlin, Chair

Mr. O'Cain said that there are 2 separate applicants and 2 submissions.

Chair McLaughlin said there are two projects with different merits and issue and 2 votes needed.

Mr. Pannone moved to open the public hearing. Mr. Shapiro seconded the motion and the Board voted 4-0-0 in favor of approval to open the hearing.

Site Plan Review for Sharon Middle School at 75 Mountain Street was prepared by Green Seal Environment and presented by Jose Pichardo. Mr. Pichardo reviewed use permitted by site plan review, mounted on 5 steel frame canopies, led lighting under canopies, runoff will drip through ½ separation gap each module has all around. He said there are silt sacks for catch basins. No tree clearing proposed. No increase on daily average trips. Maintenance will be scheduled outside peak school hours. He reviewed the site plan.

Mr. Pannone asked if 250 kilowatts were the total project and what will it generate power for. Jose said yes 250 kilowatts is the total project.

Mr. Shapiro said 44% offset of Middle School power usage is \$600,000 savings to the Town over 25 years. If breakage, maintenance would monitor loss or energy loss.

Mr. Pannone suggested 4 feet of concrete on the island.

Mr. Blaszkowsky asked how the snow is removed and was told there will be a reduced power load and will tilt to allow the snow to slide off.

Chair McLaughlin wants to confirm that it can withstand hurricane force winds.

Mr. Pichardo said it has to meet requirements for all building codes.

George Aronson said the installation is not owned by the Town. At the end of the term, the Town might purchase. The company has the obligation to remove. There is a surety bond in case the company is out of business.

Mr. O'Cain said a cost estimate is needed for removal of the facility in 25 years that's what the surety is based on.

Laura Nelson, Edgehill Road asked if cars can park under the canopy in snow and rain.

Mr. Shapiro said the preferred place to be is under the canopies.

The Board entered deliberations. Mr. Pannone suggested that the first three waivers be approved. Mr. Blaszkowsky agreed and said we need an end game for the surety.

Mr. Blaszkowsky moved to approve the site plan solar project for the SMS at 75 Mountain Street with the exception of the 4th waiver re: surety. The Board voted 4-0-0 in favor of approval.

Jacqueline Bruce of DSD came to speak on the Mountain Street Solar Project - 156 Mountain Street. DSD is a clean energy solution. It's a 13.8 portion. They reviewed plantings, perimeter fencing and local permitting schedule. Additional mitigations will be used if noise is an issue.

Mr. Pannone pointed out that 155 Mountain Street is right near there. He said it needs to be clear what is happening at this location as equipment will be placed near to it.

Mr. Shapiro said there will be a substantial benefit to the Town stating it will be 1 million dollars over 20 years.

Mr. O'Cain questioned the surety issue and Jackie said yes we have surety bonds.

Mr. O'Cain suggested to add commitment that any noise issues should be remediated by the applicant and reviewed by the Town.

Deputy Chief Greenfield wanted to discuss hazard mitigation analysis, clearances, battery analysis and fire testing. He said vegetation management will be required by fire code.

Mr. O'Cain said there are 4 homes that want plantings on their property. Jason Guerin, Project Manager will reach out in the spring to the abutters. Mr. Pannone said a landscape plan with specs should be identified.

Mr. Blaszkowsky moved to close the Public Hearing. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of closing the hearing.

Deliberations ensued.

Mr. Pannone said he has no project issues. The concern is a surety bond is needed if there is an acoustic issue with the equipment location. A sound barrier needs to be constructed to mitigate noise.

Mr. Blaszkowsky said he is concerned with the appropriate notification of the resident at 155 Mountain.

Chair McLaughlin said she shares both Pat's and David's concern.

Mr. Shapiro said further mitigation is clearly laid out. Need to protect current and future owners.

Mr. Blaszkowsky moved to approve the site project for the solar project at the land fill subject to a noise abatement plan and noticing resident at 155 Mountain Street that there was change in 2021. Chair McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

MBTA Zoning Community Engagement

Mr. O'Cain said the warrant opens on 1/10 and language is needed by 1/19.

Laura Smead of JM Goldson said the Town received a grant for JM Goldson to lead an outreach for MBTA community outreach and education for all MBTA communities in preparation for spring town meeting. MBTA Community Act stated a community is required by law to have housing close to the station of multifamily units.

She said Sharon's Housing Objective - It is a commuter rail community with 6,581 existing housing units per the 2020 census. Minimum multifamily unit capacity is 987. Minimum district size is 50 acres. 405 of the district must be within ½ mile of the train station. Deadline to submit district compliance application is December 31, 2024.

In the previous scope the Board worked on their hopes for the plan. This included Jan/Feb 2023 existing and proposed zoning and planning - identify obstacles and districts on the map. March

2023, evaluate proposed districts for compliance and in April 2023: Bylaw ordinance development to draft zoning overlay district regulations.

Mr. Blaszkowsky said what is the actual impact on school attendance, will major construction and congestion occur?

Chair McLaughlin said the townspeople need to understand the impacts of any mandatory actions under law. How can we mitigate them negative? What stakeholders are impacted?

Mr. Pannone said dovetail of what was learned from goals and objectives of the Master Plan and how this works in the framework. Expectations to be modified and adjusted. Need to get information out there. Biggest challenge is misinformation. Get to the truth of what the law means. It's not 40 B. Its zoning in place we can control. Need to know penalties and consequences of not adopting the article. Want outreach and as much participation as possible. Get realistic expectations of community involvement.

Mr. O'Cain said at the end of the day it's a zoning article. The Board needs to review the actual zoning language.

The consultants are hired for outreach and education not for financial analysis. The concern is when to start the outreach – discussion for learning.

Mr. Blaszkowsky said the substantive question - is the town better served by giving further thought and gathering input. What are the answers for the fiscal questions people will ask? What are the implications to get the correct answers? Residents will feel put upon.

Mr. Shapiro said this is pretty fast to advance and we are not ready for May.

Mr. Pannone said we have the language. The goal is to get the community involved to understand. Tweak the language we have and then resubmit.

Mr. Shapiro thinks we should proceed. He said this is a zoning article and what the law requires. The goal is people are sufficiently informed. Inform, engage, make decisions.

Chair McLaughlin said the meeting next week to go through language is a great idea.

Ms. Pai suggested creating an FAQ for the website.

Mr. Blaszkowsky said we need to discuss what to do and not have a knee jerk reaction.

Mr. Pannone said a lot of the zoning is in place. Need to extend to greater area to meet state requirements. Not sure how much activity we will see.

Mr. Shapiro said have a meeting on the 11th about zoning language.

Ms. Smead said to work on education tool kit, marketing materials and network analysis.

Mr. O'Cain said we have a mixed use overlay district bylaw. 20 units per acre. New bylaw is 15 units per acre so it's better.

Signs 9 Washington Place

Daniel Broniatowski is opening a music school and presented his sign request. Chair McLaughlin asked if there are any deviations from the parameters and Ms. Pai said the sign is smaller than requirements.

Mr. Blaszkowsky moved to approve the sign for 9 Washington Place. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 in favor of approval.

Sign 12 Billings

Request is to add Doctor's name to the bottom of the sign that's already over 6 feet and add a smaller sign on the back door.

The PB reviewed and Mr. Blaszkowsky moved to approve the sign for 12 Billings. Mr. Shapiro seconded the motion. The Board voted 4-0-0 in favor of approval.

Future Topics

Meeting format - ZOOM/Hybrid

Next Meeting Dates

1/11, 1/18, 1/25

Adjournment

Mr. Blaszkowsky moved to adjourn at 10:37 PM. Mr. Shapiro seconded the motion. The Board voted 4-0-0 in favor of adjourning at 10:37 PM.