

Town of Sharon Planning Board  
Minutes of 2/12/14  
Amended and Approved on 3/14/14  
Sharon Community Center  
Filmed by SCTV

Planning Board Attendees	
Pat Pannone, Chair	Ben Pinkowitz
Anne Bingham	Peter O'Cain, Town Engineer
Rob Maidman	
David Milowe	

Other Attendees	
Tom Houston	Ed?
Christine Turnbull	Alice Cheyer

**Meeting Initiation**

Chair Pannone called the meeting to order at 7:30 PM and read the Chair's Report. He discussed the letter received from the Audubon Society and the letter from Mr. Benoit, the Developer. Christine Turnbull, Sanctuary Director sent a letter regarding the Moosehill Development Corporation to the Planning Board to express her concerns. She said the Audubon was open for negotiations. Mr. O'Cain suggested that if Moosehill and the developer can negotiate that would be best. He said that he would work with both to try and iron out the situation. Chair Pannone commented that the ANR limits the power of the Board. Mr. O'Cain said the developer needs to come to the Board with a roadway plan first before any building can occur.

**Minutes**

Mr. Milowe moved to accept the minutes of 1/8/14 and Mr. Pinkowitz seconded the motion. The Board voted 4-0-1 (Bingham) in favor of approval.

**Sign Mandarin Taste**

Alice Hu from Mandarin Taste came before the Board for a replacement sign for her restaurant. Mr. O'Cain says that it meets the square footage requirement and was approved in a previous ZBA decision. He said it is actually non-conforming. The new sign will be gold and maroon. The sign is for the rear entrance near the current funeral home. A brief discussion ensued.

Mr. Milowe moved to accept the sign application for 37 Pond Street in Sharon, MA. Ms. Bingham seconded the motion and the Board voted 5-0-0 in favor of approval.

## **Public Hearing Sharon Planning Board Rules & Regulations**

Mr. Pinkowitz read the public hearing notice into the record. He stated:

*"In accordance with Massachusetts General Laws Chapter 41, Section 81-K To 81-GG Inclusive (The Subdivision Control Law), the **Planning Board** will hold a **Public Hearing on Wednesday, February 12, 2014 at 7:35 PM** at the **Sharon Community Center**, 219 Massapoag Avenue, Sharon, Massachusetts, 2nd Floor Hearing Room, on proposed comprehensive amendments to the "Sharon Planning Board Rules & Regulations Governing the Subdivision of Land, Sharon, Massachusetts" (Rules & Regulations) to be adopted under authority of the Subdivision Control Law.*

*Revisions are proposed to all sections of the Rules & Regulations including "Section 1.0 Purpose and Authority," "Section 2.0 General," "Section 3.0 Procedure for the Submission and Approval of Plans," "Section 4.0 Requirements," and "Section 5.0 Administration." Requirements for roadway and utility improvements are being revised including without limitation new requirements for stormwater management and low impact design.*

*Copies of the proposed amendments to the Rules & Regulations may be reviewed at the Office of the Sharon Town Clerk at 90 South Main Street, Sharon, MA 02067 Monday through Wednesday from 8:30 AM to 5:00 PM, Thursday from 8:30 AM to 8:00 PM and Friday from 8:30 AM to 12:30 PM. (781-784-1500 Ext. 1201) and may be reviewed or obtained at the office of the Sharon Town Engineer at 217 Rear South Main Street, Sharon, MA 02067 Monday through Wednesday from 8:00 AM to 5:00 PM, Thursday from 8:00 AM to 8:00 PM and Friday from 8:00 AM to 12:30 PM. (781-784-1525 Ext. 2316). An unofficial copy of the proposed amendments to the Rules & Regulations is posted at <http://www.townofsharon.net/planning-board/pages/planning-board-documents> .*

Mr. Maidman moved to open the Public Hearing and Mr. Milowe seconded the motion. The Board voted 5-0-0 in favor of opening the meeting.

Tom Houston of PSC and Consultant to the Board presented a handout to the Board of the PB rules and Regulations. He updated the documents from the requested edits from last meeting. A brief discussion ensued as the minor changes were reviewed.

Mr. Pannone asked Mr. O'Cain if he was satisfied with the document. Mr. O'Cain said it's in a better format. He wants to read through the document for the next meeting.

Mr. Milowe brought up the bonding and performance guarantee within section 3.3.6. He suggested the wording should include that the investment is made on the advice of the Town Accountant. This section needs to be added into the document.

Mr. Pannone summarized the outstanding items after the document was reviewed. He said updates need to be made to:

1. Definition of roadway.

2. Section 2.5.5 a discussion needs to be had with Attorney Gelerman on how to link parties and fees.
3. Section 3.3.6.1 credit worthiness of the insurance company.
4. Section 4.4.3.A lamps

Mr. Milowe moved to continue the Public Hearing to 2/26/14. Mr. Pinkowitz seconded the motion and the Board voted 5-0-0 in favor of continuing the discussion.

Mr. O'Cain handed out a draft of the Medical Marijuana Bylaw for the Board to review. He said it's a preventative article in order to ensure facilities will not be placed where we do not want them to be placed. A public hearing regarding this will be held on 3/12/14.

Mr. Pinkowitz said he attended a MAPC conference regarding this article and said the lawyers are sorting it out. There is a good legal argument that marijuana is a legal agricultural product. If there is no zoning you open yourself up to store fronts being built anywhere. If towns create a bylaw then the control stays with them.

#### **Covenant Release 23 Flintlock Gunhouse Acres.**

Mr. Pinkowitz voted to release the roads taken by the Town of Sharon. He motioned to accept the covenant to release 23 Flintlock Road in Sharon, MA part of Gunhouse Acres.

#### **Brickstone**

A brief discussion ensued regarding Brickstone coming back to speak to the Board. Mr. Milowe stressed that he wants all documents in advance prior to the meeting.

Mr. O'Cain said that if zoning is needed then the Planning Board needs to be the sponsor. A brief discussion ensued.

#### **Adjournment**

Mr. Milowe moved to adjourn the meeting at 9:15 PM. Mr. Pinkowitz seconded the motion and the Board voted 5-0-0 in favor of adjourning.