

Town of Sharon Planning Board  
Minutes of 5/28/14  
Approved on 6/11/14  
Sharon Community Center  
Filmed by SCTV

<b>Planning Board Attendees</b>	
Pat Pannone,	Chair Ben Pinkowitz
Anne Bingham - absent	Peter O'Cain, Town Engineer
Rob Maidman	David Blaszkowsky- absent

Jeff Kane - LAL Engineering	Stephanie Hoban – Tunison Dias
Ken McKenzie - DMI	Eric Dias – Tunison Dias
Steve Benoit – Moosehill Dev	Dave Wluka – Wluka Real Estate
Cliff Carlson – LAL Eng	

**Meeting Initiation**

Chari Pannone called the meeting to order at 7:45PM.

**Sign – Remax Home Team Realty**

Cliff London from Home Town Realty requested a sign approval for a wall sign at his Post Office Square Office. A brief discussion ensued.

Mr. Pinkowitz moved to accept the sign request application as modified by the Board for the Remax Home Team sign. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor.

**Everett Street – Drawings and Roadway Design Plan**

Jeff Kane Civil Engineer representing Moose Hill Development came before the Board with a plan to improve Everett Street in order to provide access to 6 ANR lots on Everett Street.

Mr. O'Cain commented that the area has a lot of wetlands. This project has to go to the Conservation Commission regarding the drainage and design.

After a brief discussion the owner of the property agreed to create a winding path of crushed stone within the neighborhood and said he will add it to the plan. In addition the sight distance out of Everett Street was reviewed and discussed and it meets the required distance.

Mr. Pannone stated that he wants comments from the Audubon Society regarding this plan. Mr. O'Cain said he would contact them.

Mr. Pinkowitz moved to appoint Peter O'Cain Town Engineer, as Agent of the Board and to conceptually accept the Everett Street plan. In addition, making

sure the Audubon Society is notified and to add a blue stone wandering walking path to plan.

Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor.

### **Mont Fern Avenue – Drawings and Roadway Design Plan**

Eric Dias representing Moosehill Development Corporation said they are looking to access 4 lots on this property. A brief discussion ensued. Mr. O'Cain said he is fine with this plan.

Mr. Pinkowitz moved to accept Moose Hill Development Corporation Plan for Mont Fern Avenue. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor.

Mr. Pinkowitz moved to appoint Pater O'Cain, Town Engineer agent for the Board with reference to Mont Fern. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor.

### **Bicycle Tail**

Mr. O'Cain reported that they received a grant from the South Coastal Rail to plan a bicycle path. It will have way finding stations on the lake and on Pond Street. MAPC is helping to work on this project.

Mr. O'Cain commented that the DPW is repairing sidewalks on Massapoag Avenue beginning July 1st. They will be replacing all water mains, sidewalks and the roadway.

### **Housing**

Mr. O'Cain reported that 192 apartments are proposed as a 40R project on the back lot of Sharon Commons. This will bring us close to the 40B affordable housing requirements.

In addition he said that 36 homes are proposed near the Walpole Country Club.

A brief discussion regarding housing ensued.

### **Meeting Minutes**

Mr. Pinkowitz moved to accept the meeting minutes of 4/30/14. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor.

### **Planning Board Elections**

Mr. Pannone moved to appoint David Blaszkowsky as Clerk of the Board. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor.

Mr. Pinkowitz nominated Mr. Maidman as Chair of the Planning Board. Mr. Pannone seconded the motion and the Board voted 3-0-0 in favor.

Mr. Pannone nominated Ms. Bingham as Vice Chair and Mr. Pinkowitz seconded the motion. The board voted 3 -0-0 in favor.

**Next Meetings**

6/11 and 6/25

**Adjournment**

Mr. Pinkowitz moved to adjourn the meeting at 9:00 PM. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor of adjournment.