

Town of Sharon Planning Board
Minutes of 11/20/13
Approved on 2/12/14
Sharon Community Center
Filmed by SCTV

Planning Board Attendees

Ben Pinkowitz, Clerk	Anne Bingham - absent
Rob Maidman	Pat Pannone, Chair
David Milowe	Peter O'Cain, Town Engineer

Other Attendees

Beth Green of 11 Huckleberry Lane	Paul Olivera of 255 Norwood Street

Meeting Initiation

Chair Pannone called the meeting to order and read the Chair's Report.

Minutes

Mr. Milowe moved to accept the minutes of 10/23/13 as amended. Mr. Pinkowitz seconded the motion and the Board voted 4-0-0 in favor.

ANR Norwood Street

A November 20th letter addressed to Peter O'Cain was provided to the Board. It stated that MooseHill Development Corporation has hired Dunn McKenzie, Inc. to subdivide the lots on Norwood Street. Dunn McKenzie represents MooseHill in this matter with the full knowledge of the subdividing by owner Frank Gobbi. It is the Planning Boards responsibility to ensure the lots meet the dimensional requirements as per section 3.1.2 in the Land Division Subdivision Regulations. Mr. O'Cain said that the wetlands were flagged accurately. The plan has been through three reviews by Mr. O'Cain. He said they were looking for approval of six lots and down the line they will come back with more lots along Everett Street which is currently not paved. They need to determine if Everett Street is public or a private way. Mr. O'Cain said that he verified the lot size in CAD and verified the plan.

Paul Olivera of 255 Norwood Street said he is concerned with sight issues and the gradient of the road; he is concerned with run off and not sure how cars can enter onto Norwood Street safely. Mr. O'Cain said this is not a subdivision issue. Tonight the Planning Board can only verify adequate frontage and dimension and ensure it meets the zoning requirements. Mr. O'Cain said he does not have the legal right to get into what Mr. Olivera is concerned with. It is up to the Building Inspector. With an ANR, he said the State ties the hands of what he can do.

Beth Green of 11 Huckleberry Lane asked if the Building Inspector has the authority to insist on french drains to catch the water before it hits Norwood

Street. Mr. O'Cain said he will ask the Building Inspector if he can make them do it. They will have to file a stormwater plan. Mr. O'Cain said he does not want runoff on Norwood Street either.

Mr. Milowe moved to accept the ANR Plan for 232-264 Norwood Street with a revised plan date of 10/30/13. Mr. Pinkowitz seconded the motion and the Board voted 4-0-0 in favor of approval.

Subdivision Regulations

Tom Houston came to the meeting and reviewed all of the changes he made as requested by the Board and Mr. O'Cain as per the 10/23/13 meeting. The Board reviewed and provided additional comments.

Mr. O'Cain said that Sharon received a grant from the MAPC for lights, to replace all cobra lights with led lights. Eventually he said the lollipop lights will need to be replaced as well. He said he is working with experts to try and get the lights retrofitted.

The Board discussed section 3.3.6.1 which is to add the Town Treasurer and Town Counsel to be a part of the bond review. Mr. Maidman asked Mr. Houston if this is realistic for the eventualities of Brickstone. These changes are a result of Bella Estates and we are trying to prevent a repeat. Mr. Houston said that because of the instruments of society bonds are geared for completion of roadways and it doesn't matter who owns the lots. The problem is when the developer sells all lots. It takes a long time to build out and 15 years later if you go to a developer and ask for monies to fix the roads there is no incentive to comply.

Mr. O'Cain said they included within the section related to Brickstone to say the developer cannot sell off lots until the infrastructure is completed. Mr. Houston said you cannot restrict the sale of all lots but you can restrict individual lots. A conversation ensued. Mr. Houston said the exposure is limited but if there is a long term build out we could be stuck with doing some infrastructure.

Mr. Houston said he will issue an updated report for all to review and then a public hearing is needed.

Bella Update

Mr. O'Cain said that the conduit is in the ground. He received proof of an order being placed for lights and the curbing is to start tomorrow. The sidewalks are to be done. He said work is being done .

Mr. Pannone asked if we should go to Town Counsel because Bella is not meeting the deadlines. Mr. O'Cain said that he will email Mr. Pannone if they are not done this week. 11/21 is the deadline. He said the granite curbing remains to be done.

Mr. Milowe said he is happy they are working but another milestone is not met. He said they do not care about the terms or agreement. The Board members want Mr. O'Cain to let the developer know that they are in violation of the agreement.

Next Meeting Dates

12/4, 12/18, 1/8, 1/22, 2/12, 2/26, 3/12 and 3/26.

Adjournment

Mr. Milowe moved to adjourn the meeting at 9:07 PM and Mr. Pinkowitz seconded the motion. The Board voted 4-0- in favor of adjournment.

Attachments

- Letter from Moosehill Development Corporation
- Subdivision Regulation Updates from Tom Houston