

Town of Sharon Planning Board
Minutes of 8/13/14
Approved on 9/10/14
Sharon Community Center
Filmed by SCTV

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

Other Attendees

Michael Khoury	Dmitry Belov
James Spoto	Bob Buonoto
Mark Fantasia	S. Jostulo
Cindy Amara	N. Mehta
V. Pilipenko	K. Singh
G. Raberov	

Meeting Initiation

Chair Maidman called the meeting to order at 7:30 PM.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 8/6/14. Mr. Pannone seconded the motion and the Board voted 3-01 in favor of approval.

Bella Estates Public Hearing

Mr. Pinkowitz read the Public Hearing Notice *"The Town of Sharon Planning Board will hold a Public Hearing on August 13th, 2014 to discuss the status of compliance with the Special Permit for Bella Estates. Discussion will include possible amendment or modification of the Special Permit Conditions for Bella Estates, dated September 2013, which is located off of North Main Street between Lantern Lane and Huntington Avenue. The hearing will be held at 7:35 pm, on the 2nd floor of the Sharon Community Center, 219 Massapoag Avenue. If you have any questions or comments regarding the public hearing, please contact Peter O'Cain, Town Engineer, at (781) 784-1525, ext. 2316 or by e-mail at pocain@townofsharon.org."*

Mr. Pinkowitz moved to open the Public Hearing and Mr. Pannone seconded the motion. The Board voted 4-0-0 in favor of opening the hearing.

Chair Maidman asked that Mr. Belov of 47 Bella Road provide the Board with an update. Mr. Belov stated that the group had a productive meeting with Mr. Fantasia representing the developer. The developer presented the residents with an amended landscaping plan to which all was satisfied. He said that they have a few technical questions that they would like Mr. O'Cain to review such as hydro-seed versus sod and tree sizes. Mr. Belov said the developer promised to have the road completed by 8/31 as well.

Mr. Maidman asked if other than the pending technical matters, are all other substantive items all right. Mr. Belov said yes they have come to an agreement. It was however stated that there is still a dirt pile remaining on lot 20.

Mr. Michael Khoury, Attorney for 155-157 N. Main Street Holdings provided the Board with a revised landscaping plan. The changes were reviewed.

Jim Spoto of 61 Lantern Lane expressed his concerns regarding the 20 foot buffer zone and the removal of large trees from the barrier near his home and replacing with arborvitaes. He questioned who will be maintaining these plantings.

Mr. Fantasia said that dark arborvitaes were being planted which are stronger. He said the residents asked for this shrub as it still provides screening but has a thinner profile.

Chair Maidman asked if this species is attractive to deer and Mr. Fantasia said he will find out.

Mr. Hooper commented that the hillside on Huntington Avenue is filled in and putting in more shrubs is reasonable. What is growing there is successful he said, he is less certain on the Lantern Lane side.

Chair Maidman said that the HOA should be responsible to maintain the barriers. Ms. Amara agreed.

Ms. Amara stated that the plan is approved. The subdivision needs to be built according to the plan. Now they are trying to make the plan fit within the current topography. If amendments are made then this is owned by the abutters. It is not a municipal issue.

Mr. Khoury said the current developer inherited issues on the property and created a new plan to fix the property the way the town and residents would like.

The resident of lot 20 stated that lot 29 has a fallen tree on it. Mr. Fantasia said he will look at the issue.

Mr. Khoury stated that the final course of the roadway will be completed by 8/30. It is scheduled for 8/20. The sidewalk is scheduled for 8/20. The detention basin is completed. The landscaping is being discussed. The as built plan will be completed after the roadway is done. The guardrail is complete. They are still working on the retaining wall between lots 1 and 7. The handrail/chain link fence is being worked on. The erosion on Huntington Ave will be addressed with the landscaping plan. Cleanup will be done once the roadway and landscaping are completed. The lights are on. The signs are installed on the roadway.

Mr. Pannone asked for a specific construction schedule but Mr. Fantasia said he does not have one. He said he will plant in the end of September based on his landscaper's opinion.

Ms. Amara said if the developer has a landscaper to fulfill the plan they are on the hook.

Mr. Fantasia said he is the contact should plantings have problems.

Mr. Spoto asked for a gate at the Cheryl Drive Extension.

The signs on Bella Road say it is a private road and it was expressed that the sign needs to change.

Mr. Pinkowitz moved to close the Public Hearing and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 to close the hearing.

A conversation amongst the Board members ensued.

Mr. Pannone moved to approve the 8/13/14 Bella Landscape Plan as modified on the condition that appropriate plantings are used and sod is placed in the blue strip instead of loam and seed. The Board wants a clear construction schedule with milestones, deadlines and a critical path and that an appropriate town official approves these modifications. It is needed to be known what the guarantee on the plantings will be and all plantings need to be completed by 10/15/14. Mr. Pinkowitz seconded the motion and the Board voted 4-0-0 in favor of approval.

Adjournment

Mr. Pinkowitz moved to adjourn the meeting at 9:05 Pm and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 to adjourn.