

Town of Sharon Planning Board
Minutes of 6/25/14
Approved on 7/16/14
Sharon Community Center
Filmed by SCTV

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

Guests

Ken McKenzie of Dunn McKenzie	
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Meeting Initiation

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

Meeting Minutes

Mr. Pannone moved to approve the minutes of 5/28/14. Ms. Bingham seconded the motion and the Board voted 3-0-0 in favor of approval.

Ms. Bingham moved to accept the minutes of 6/11/14 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

ANR Norwood Street

Ken McKenzie of Dunn McKenzie, representing Moose Hill Development came before the Board to present an ANR for Norwood Street. It is a re-division of the division already approved. He presented the subdivision plan of land and due to sight lines and ledge, he said the developer wanted to redo lots 4/5 and create lot 6A which is 1 new ANR lot. He said the driveways are the reason for doing this. The original plan was dated 11/13/13. A discussion ensued regarding the driveway access. Mr. O'Cain said the plan has been reviewed as per section 3.1.2 of the Land Subdivision Regulations

Mr. Pannone moved to approve as not required, the ANR plan for 232-264 Norwood Street with a revised date of 6/24/14 for the revision of lots 4 and 5 and for the new lot 6. Ms. Bingham seconded the motion. The Board voted 4-0-0 in favor of approval.

ANR 71 Morse Street

Mr. O'Cain stated that a resident applied to the ZBA for a variance. The ZBA said it wanted the two lots owned by the applicant to be legally combined by the ANR process.

They are not creating a new roadway but need to make sure the lot has frontage. It is located between Capen Hill and Mountain Street. The ZBA wants the resident to legally combine the two lots before allowing for a variance.

Ms. Bingham moved to allow Town Engineer Peter O'Cain to act as Agent for the Board regarding the ANR Plan dated June 12, 2014 if it meets the requirements of 3.1.2 for 71 Morse Street. The Board voted 4-0-0 in favor.

Bella Estates

Mr. O'Cain reported that there are still open items to be completed at Bella Estates. 7/1/14 is the date for completion of many of these items. Mr. O'Cain provided the Board with a punch list of items dated 6/4/14. It is a listing of 15 items based on the requirements of the approved Definitive Subdivision Plan. Many of the items are past the promised dates. He commented that the electrical power is not hooked up for the streetlights because the contractor was not yet paid. A small piece of guardrail is down near the septic field which needs to be fixed. He said he spoke with Mike Khoury representing 155-157 North Main Sharon Holdings LLC, the legal entity that holds the bond, and said they would be requesting an extension. They want to change the planting plan. He said he had sent them emails in April regarding the need to do plantings but has not seen anyone on the property in months.

A brief discussion ensued regarding Attorney Gelerman acting as counsel for this situation and the funds being paid for by 155-157 and held in escrow. Ms. Bingham commented that if we agree to have Town Counsel paid by 155-157 regarding the plantings then we are missing the issue.

Mr. Pannone asked why Attorney Gelerman is involved.

Mr. O'Cain asked the Board if they are willing to have a discussion on this topic.

Mr. Pannone said we have been more than lenient, dates were set that have come and gone.

Mr. O'Cain suggested that Chair Maidman call Attorney Gelerman to determine the implications of pulling the bond to determine what will happen. For example, if we are not going to get the money for another year does it make sense to pull the bond? There is one home being built now. They are supposed to complete the punch list before giving the building permit for the 1 extra lot.

Mr. Maidman said he will contact Attorney Gelerman.

Codification Project

Peter O'Cain said he will send links to other towns that have used this product. He says it works well. Searches can be done for keywords in regulations because it is in an electronic format. The Selectmen decided to have a committee to review what we want and how to do it. Mr. Maidman said he will attend. The company running the codification project will make sure the regulations are updated.

MAPC- Bicycle Trail

On 7/16, a representative of MAPC will discuss the grant through the South Coastal Rail to create a bike trail around the lake and install kiosks to identify trails and businesses. This is a free planning grant through the MAPC.

Next Meetings

7/16, 8/16, 8/27

Adjournment

Ms. Bingham moved to adjourn the meeting at 8:15 PM. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of adjournment.