

Town of Sharon Planning Board
Minutes of 7/0815
Approved 8/5/15
Sharon Community Center
Filmed by SCTV

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

Other Attendees	
none	

Meeting Initiation

Chair Maidman called the meeting to order at 7:30 PM and read the Chair's Report.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 6/10/15. Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of approval.

40 B's

Mr. O'Cain provided a brief status of the 40B's filed in Town but not yet built. These include:

- 1) Simpson Housing on Rte-1: Property was taken by State of Massachusetts and will not be built.
- 2) Pine Woods on Everett Street: Filed for ANR and will have subdivision filing shortly. It will not be built as a 40B at this time.
- 3) Residences at Old Post Road: 66 unit age-qualified for purchase development is approved and could start in 2015, if the developer chooses to do so.
- 4) Rattlesnake Hill: 200 units approved. This project is apparently in a legal stalemate with the Town, so units will remain approved.
- 5) 192-unit rental development on Old Post road: Currently before ZBA and close to approval.

He stated that DHCD said once a project is approved, it is protected as a 40B, even if we have over 10% affordable units in stock. Mr. Blaszkowsky expressed that he thought the DHCD response was incomplete and asked if there was any case law on the topic. . Ms. McLaughlin said she will review case law to gain a better understanding and report back to the Board.

Bella Estates

A discussion ensued regarding Bella Estates and items left to complete. Mr. O'Cain provided his comments for each item as to its completion status. He had asked that Mr. Khoury ensure that:

- 1) Bounds are completely installed.
- 2) Light at Lot 20 installed.
- 3) As-built plan done.
- 4) Parking sign lying on electrical box needs to be installed on clubhouse side.
- 5) Submit letter to Building Inspector regarding non-installation of handrail.
- 6) Grass strip is still not viable in many areas – Maybe provide homeowners with grass seed or replant in September? Also, there will need to be a final plant viability inspection

Chair Maidman commented that progress was made and he will issue a letter to Attorney Khoury to address final items. The due date for the completion of the subdivision is 8/8/15. A public hearing will be held on 8/19/15 regarding the final bond release and completion of the project.

Other topics

1. Mr. Maidman discussed accessory housing and Ms. Laughlin stated she has research on this and will provide to the Board.
2. Available lots over 5 acres needs to be reviewed at a future meeting.
3. If the Board wants to pursue a zoning article for the Fall Town Meeting, a placeholder is required by 8/24/15. A decision needs to be made.
4. The Board briefly touched upon the need for better signage at the train station and potential traffic calming measures during rush hour.

Adjournment

Mr. Blaszkowsky moved to adjourn the meeting at 8:20 PM and Ms. McLaughlin seconded the motion. The Board voted 3-0-0 in favor of adjournment.

Future Scheduled Meeting

8/19 (Public Hearing Bella Estates), 9/9