

Town of Sharon Planning Board  
Minutes of 8/19/15  
Approved on 9/9/15  
Sharon Community Center  
Filmed by SCTV

<b>Planning Board Attendees</b>	
Pat Pannone	Ben Pinkowitz
Shannon McLaughlin	Peter O'Cain, Town Engineer
Rob Maidman	David Blaszkowsky

<b>Other Attendees</b>	
Leon Ettin	Siva Sakhawvn
Frank Gobbi	Dmitry Belov
Jeff Kane	Gary Raberov
Svetozar Kashev	Yana Adamiachina
Ramanan Ramanathan	Kamalgeet Singh
Siva Josyula	Gene Galvin
Gene Flynn	Karen Stein

**Meeting Initiation**

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

**Meeting Minutes**

Mr. Pannone moved to approve the minutes of 8/5/15. Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of approval.

**Bella Estates Public Hearing**

Ms. McLaughlin read the public hearing notice as related to Bella Estates to discuss the final bond release for the Bella Estates Subdivision.

Each audience resident of Bella was allowed to express their issues/thoughts as related to the subdivision.

Mr. O'Cain prepared a list of outstanding punch-list items that remain to be completed. The list of outstanding items is based on the requirements of the approved Definitive Subdivision Plan. The list of items is as follows:

- 1) The detention basin has eroded along the north slope and needs to be re-established with soils suitable for a basin.
- 2) Overgrowth: Sewage pump area and detention basin outlet structure need to be cleared of weeds/brush.
- 3) Install locks on ends of breakaway chain, so the chain cannot be altered.
- 4) Replace bulbs/reset four (4) nonfunctioning light posts in front house numbers 63, 43, 15 and just before intersection of North Main St. The entire light fixture needs to be installed at Lot 20.
- 5) Replant all dead/dying plants on slope along Huntington side - three Rhododendrons. Hosta plants in the cul-de-sac island are borderline and will be watched for viability.
- 6) All survey bounds need to be installed.
- 7) The subdivision as-built plan needs to be completed:

- a) There are five (5) manhole structures that are on the plan, but could not be located; possibly paved over. (DMH6, SMH4, DMH5, SMH8, DMH8)
- b) All distances shown in As-Built should be updated to reflect final placements of infrastructure.
- c) The plans don't show any of the drainage between the retaining wall and the homes on the Huntington side. Please include a separate sheet that shows the drain at the retaining wall and the sub-drain installed between the wall and the houses with manhole and catch basin invert elevations.
- d) Some signage has yet to be installed but there is at least one sign that is not shown and another that does not indicate the sign type.
- e) The light symbols are too small to be legible.
- f) The bounds have not been installed but are shown on the plan. Bounds must be surveyed in and shown on the plan after installation.
- g) The light control boxes are not on the plan.
- h) There are electrical boxes for the septic system not shown at the clubhouse.
- i) Electric cable and telephone lines are not shown.
- j) There is a light shown at Lot 20 that was knocked down a year ago and is shown on the plan.
- k) Vinyl is spelled wrong in the description of the Cheryl Drive extension detention basin fence.
- l) No water valves are shown on the plan.
- m) The electric, cable and phone boxes should all be identified by type on the plan.
- 8) All traffic signs, including trail parking signs must be installed – discuss at hearing.
- 9) Cover on large square hand-hole across from clubhouse needs to be properly fastened down or replaced. This item is not done.
- 10) Trees to resident status? Meeting discussion item?
- 11) The walking trail from the cul-de-sac back to the woods needs to be done in grass, wood chips or? – meeting discussion item.
- 12) All the grass strip area needs to be planted or replanted in sparse areas. This item should be addressed in September.
- 13) Raise and fill hand-hole in front of house #51.
- 14) Abutter on Lantern Lane concerned about trees not being planted in subdivision to replace street trees. Meeting discussion item?
- 15) Resident (#60) – Island curbing has some chips.
- 16) Resident (#35) – Catch Basin directly behind house is not collecting runoff from slope. Basement continues to leak (not a plan issue).
- 17) Tree boxes and rain gardens.
- 18) Keeping up with weeds and mulch in the area between 51 and 47bella Road. Repair truck damaged lawn area.

All items were reviewed. The contractor commented where he will address the issues. Many of the items are the responsibility of the HOA which is now under the control of the homeowners.

With reference to the trail signs, a brief discussion ensued. Mr. O'Cain will review the plan to determine where the signs are to be located. The Board voted unanimously that the trail signs should be placed on the trails as required under the plan.

Mr. O'Cain presented the Board with a bond reduction recommendation for Bella Estates. The surety recommendation includes cost for a vegetative buffer along the

perimeter, loam, seeding on open space land, in addition to all roadway infrastructure costs. He stated that the surety for landscaping will be held until a full year of growth has been verified by the Forestry and Grounds Supervisor. The total recommended surety for the development is \$129,000.00. This is a reduction of \$299,000.00 from the previous bond of \$428,000.

Mr. Pannone moved and Mr. Pinkowitz seconded the motion to reduce the bond for Bella Estates to \$129,000.00. This is a \$299,000.00 reduction from the original \$428,000 bond.

### **Preserve Way Public Hearing** began @ 9:10 PM

Ms. McLaughlin read the public hearing notice to review the definitive subdivision entitled "Audubon Preserve Subdivision" – Preserve Way Definitive Plan located at 263 Everett Street.

Jeff Kane representing Mr. Frank Gobbi came to discuss a review of the Definitive Subdivision Plan for Audubon Preserve Subdivision; a cull de sac off of Everett Street.

They are seeking seven waivers needed to begin road construction. These include:

1. Requesting 9ft travel lane widths instead of 11foot.
2. Requesting 100ft travel way radius on a dead end street instead of 114 feet.
3. Requesting no curb berm
4. Requesting one sidewalk instead of two and it be 4 feet instead of 5 feet.
5. Requesting 20W LED lamps
6. Requesting only three street lights be posted.
7. Requesting equal spacing between lights.

A conversation ensued. Mr. Pinkowitz moved to accept the revised Plans for the Subdivision entitled Preserve Way in Sharon dated 8/18/15 pending open issues being resolved with Town Engineer O'Cain. Mr. Pannone seconded the motion and the Board voted 5-0-0 in favor.

Town resident Gene Flynn expressed his concerns that construction trucks for this development are parked along/on route 27. Chair Maidman will address with Attorney Amara.

### **Other potential topics for future Meetings**

1. Accessory housing
2. Available lots over 5 acres.
3. Work on Updating Shape Factor Bylaw – a placeholder has been requested for Fall Town Meeting
4. The need for better signage at the train station and potential traffic calming measures during rush hour.

### **Officer Elections**

Mr. Maidman moved to nominate Ben Pinkowitz as Chair. Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 in favor.

Mr. Maidman moved to nominate Shannon McLaughlin as Secretary. Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 in favor.

**Adjournment**

Mr. Pinkowitz moved to adjourn the meeting at 9:45 PM and Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of adjournment.

**Future Scheduled Meeting**

9/9, 9/30, 10/14, 10/28