

Town of Sharon Planning Board  
Minutes of 2/25/16  
Approved on 3/24/16  
Sharon Community Center  
Filmed by SCTV

| <b>Planning Board</b> |  |
|-----------------------|--|
| Ben Pinkowitz, Chair  | Peter O'Cain. Town Engineer              |
| David Blaszkowsky     | Lance Delpriore, Assistant Town Engineer |
| Shannon McLaughlin    |  |
| Rob Maidman           |  |
| Pat Pannone           |  |

**Other Attendees**

|                  |             |
|------------------|-------------|
| Brian Greenfield | Kevin Weber |
|------------------|-------------|

**Meeting Initiation**

Chair Pinkowitz 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 1/21/16. Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of approval.

**Bella Estates**

Mr. O'Cain stated that there have been no changes. There is a small punch list to be completed by 6/1/16. Chair Pinkowitz said he will issue an email to Mr. Khoury.

**Diamond Residences on Sharon Country Club**

Mr. O'Cain said that Town Counsel has found that a 10 lot CSD is not allowed. The developer is working on an 8 lot subdivision.

**Agent of the Board**

Paperwork to make Lance Delpriore Agent of the Board was sent to Norfolk County Registry of Deeds to the attention of Richard Kennedy by Ms. Levitts.

**Preserve Way**

Mr. O'Cain said one lot was sold prior to lawsuit so they filed for building permits. The roadway is done and there is a binder down.

**Assisted Living 297 South Main**

Mr. O'Cain said the developer wants to clear the land in April.

**635 Old Post Road**

Mr. O'Cain said the developer for the 40B wants to start clearing the land.

**71 Glendale**

Mr. O'Cain said there is a frontage question and a non-conformance on the septic set back. Once he receives plans he will review.

### **Scenic Roads Public Hearing – 161 Upland Road**

Ms. McLaughlin read the public hearing notice as pertains to the proposed removal of trees marked with a white card at 161 Upland Road.

Mr. Maidman moved to open the tree hearing and Mr. Pannone seconded the motion. The Board 5-0-0 in favor.

Brian Greenfield applicant stated he would like to add solar as well as a new driveway as he is building another house on the property. 9 tree removals are involved. The Tree Warden stated that the 9 trees being requested is a reasonable amount. He said he will be asking for \$200 per tree to be given to the town tree fund.

After a brief discussion Mr. Blaszkowsky moved to close the public hearing and Ms. McLaughlin seconded the motion. The Board vote 5-0-0 in favor.

Mr. Maidman moved to approve the tree removals and appoint Kevin Weber as agent of the Board to oversee that not more than 12 trees are removed and if more are required then this will need to be addressed in a public hearing. In addition Mr. Weber will confirm the amount of money to go into the tree fund. Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 in favor of appointment. The Board voted 5-0-0 in favor of approval of the tree removals.

### **Accessory Housing**

Mr. Maidman provided a handout with some wording changes to the Accessory Housing language and questioned if this would require a town meeting vote. Mr. O'Cain said it would and would also need to be presented to the Finance Committee and Zoning Board. A discussion ensued. Mr. Maidman is working with Building Inspector Joe Kent regarding this topic. Mr. Maidman said the demand for accessory housing is minimal and it is also not well publicized. There is a great deal of discretion in the current language. He said there does not seem to be a real need to change the language.

Mr. Pannone asked Mr. Maidman to determine how many accessory housing setups have occurred in the past five years. Mr. Maidman will ask Joe Kent.

Mr. Pannone stated he would like to see the COA thoughts before changing any language.

### **Master Plan**

A brief conversation regarding setting up a master plan ensued. Mr. Pannone and Ms. McLaughlin agreed to co-chair this project. Mr. O'Cain said he would contact MAPC to determine if grants exist.

### **Adjournment**

Mr. Pinkowitz moved to adjourn the meeting at 8:30 PM and Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of adjournment.

### **Future Scheduled Meeting**

4/7, 4/21