

Town of Sharon Planning Board
Minutes of 4/28/16
Approved 6/2/16
Sharon Community Center
Filmed by SCTV

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

Other Attendees

See Attached List	
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Meeting Initiation

Chair Pinkowitz called the meeting to order at 7:25 PM and read the Chair's Report.

Meeting Minutes

Ms. McLaughlin moved to approve the minutes of 4/7/16. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Sign Permit Hammond Realty 21 South Main Street

Ellen Liao and Cheryl Hickey came before the Board to ask for a modification to their existing sign. They said they are appealing due to hardship. There is no permanent lettering on the display case being added. The new sign will be 6 feet and the existing sign is 6 feet. Chair Pinkowitz said he spoke with Town Counsel and the Building Inspector about enforcement of the sign bylaws and consistency of its use. After discussion, Ms. McLaughlin moved to approve the sign waiver for reason of "owing to the specific distance of the location of where an alternative sign would be placed, a literal enforcement of the size requirements for the sign would result in a substantial hardship to the applicant and the grant of a variance is consistent with objectives of the by-law, specifically to facilitate efficient communication, and to support business vitality in this zoning district." Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor of approval.

ANR Plan 86 and 96 Bullard

Mr. O'Cain presented that 86 and 96 Bullard are separating some land from each lot to create a new third lot. This is in conformance to section 2412 of the Shape Factor Bylaw. Mr. O'Cain and Mr. DelPriore have reviewed the plans.

Mr. Pannone moved to approve the plan for 86 and 96 Bullard Street land division for the ANR dated 4/25/16 and to appoint Mr. Peter O'Cain as Agent of the Board to sign all needed documents. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor.

Master Plan

Ralph Wilmer of the MAPC came to speak to the town's people at this meeting. Ms. Laughlin began by reading the legal notice which invited all to a discussion on the Master Plan Initiative. Mr. Pannone stated that the Planning Board wants to work on

determining the benefits of a Master Plan for the Town. We currently have an open space plan and housing production plan and an economic development plan for PO Square. Individual studies have been done he said but wants to take the next step to determine what the town wants to do in the next 5, 10, 15 year span.

Mr. Wilmer began the presentation by outlining what is needed to create a Master Plan. This includes creating a definition, identifying a purpose, legal issues, contents, timeline, key steps, outcome, expenses, getting started and then he reviewed planning and zoning in Massachusetts.

The Master Plan is a public policy document that looks at long range perspective. It helps communities to manage growth and change, protect the environmental resources, provides for orderly and predictable development, strengthens local identity, and provides guidance to land owners and developers and permitting authorities. The state requirements under M.G.L.C.41 81D says you have to have a statement of goals and practices, land use, housing, economic development, open space and recreation and services and facilities. This is an unfunded mandate. Since the statute has been adopted a lot of communities are looking at issues such as neighborhoods, smart growth tools, energy, sustainability etc.

He said the process can take 9 months – 2 years to develop and it's up to the Planning Board to adopt the plan. The process includes public meetings, focus groups etc. We need to assess where we are today and where we are going, what needs to change, how do we get there, implementation of the plan, implementation of a committee and early success actions. The outcome is an adopted comprehensive plan with an implementation committee. The Master Plan has to be adopted by a majority vote of the Planning Board. No Town Meeting is required. The plan is the blue print for zoning, capital improvements, etc. The cost varies based on the duration of the process and can range from \$75,000 - \$150,000.

The community would need to be included 100%. We need to have a citizen outreach plan, provide a webpage for suggestions and set up a booth at a town day to engage people as well as hold open houses. A question and answer session ensued.

Adjournment

Mr. Pinkowitz moved to adjourn the meeting at 8:50 PM and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of adjournment.

Future Scheduled Meeting

5/19, 6/2, 6/16 (Rob Maidman Accessory Housing)