

Town of Sharon Planning Board
Minutes of 8/25/16
Sharon Community Center
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Planning Board	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pat Pannone - absent	

Other Attendees

Frank Gobbi	Steve Gioiosa Birch Hill
Erik Quenzel	Bob Shelmerdine
Steve Robinson	Jeff Kane
Gary Raberov	

Meeting Initiation

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

Meeting Minutes

Mr. Maidman moved and Ms. McLaughlin seconded approval of the minutes of 6/16/16. The Board voted 4-0-0 on favor.

Bella Estates Final Bond Release

A brief discussion ensued regarding outstanding issues at Bella Estates. The residents commented that there was a crack in the granite curbing. Mr. Fantasia said they will mortar the crack. Ms. McLaughlin moved and Mr. Blaszkowsky seconded the motion to approve reducing the bond for Bella Estates from \$129,000 to zero. The Board voted 4-0-0. This reduction represents a final bond release for Bella Estates subdivision.

Audubon Preserve

Mr. O'Cain stated that all documents for Audubon Preserve have been worked out with Town Counsel. A conversation ensued. Mr. Maidman moved to accept the documents for Audubon Preserve in its entirety based on the Town Engineer and Town Counsel review. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 in favor of approval.

ANR 104 Massapoag

The Board voted 4-0-0 in favor of approval of the ANR for 104 Massapoag after a brief discussion and review of the documents.

Birch Hill

Steve Gioiosa and Dave Wluka, representing the owners of Birch Hill, came before the Board to discuss the preliminary plan for the Birch Hill Subdivision at 1505 Bay Road. The applicant has a 20 acre parcel near Prince Way and Bay Road and Castle Drive. They completed the wetland delineation and have approved wetlands line. They are proposing 5 single family house lots with access off of Prince Way. A brief conversation ensued. The Board stated they have no major issues with what was proposed. Mr. Maidman said he would like more detailed information on the lighting and trees.

Spring Valley Redevelopment

Bob Shelmerdine representing Spring Valley Country Club came before the Board to say that on 5/27/16 Spring Valley was sold to an investor who wants to develop the property. The upper limit is 89 lots on 210 acres. The alternate development is 54 duplex units in 27 buildings and encompasses 20 acres of land. They would be 2 bedrooms each. In order to do this they need to tie into the sewers on Tiot Street and would need a zoning amendment change. They would deed restrict 190 acres to the Town if this zoning passed. Mr. Shelmerdine said he would draft the needed language for the MOU and warrant article. Mr. Pinkowitz asked if they were considering affordable housing and Mr. Shelmerdine said they were not. A discussion ensued. Mr. O'Cain said that Mr. Shelmerdine first needs an answer from the Town of Norwood and Avalon to determine if they can connect to the sewer. Mr. Shelmerdine will come back to another meeting once he has determined if a connection can be made with the existing sewer.

Master Plan

Ms. McLaughlin said that 9 applications were received for the At-large positions. Meetings need to be set up with the candidates.

Adjournment

The discussion ended at 9:30 PM

Future Scheduled Meeting

9/29, 10/13, 10/27