

Town of Sharon Planning Board
Minutes of 6/16/16
Sharon Community Center
Filmed by SCTV

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

Other Attendees

Paige Duggan - Foxboro	Gabriella Jordan - Foxboro
Cheryl Weinstein	LeeAnn Amend - library director
Susan Price	Frank Gobbi - Preserve Way
Joel Fishman	Dimitri Dyche - Diamond Residences
Jim Jermyn	Zach Samuels
David Morris	

Meeting Initiation

Chair Pinkowitz called the meeting to order at 7:00 PM and read the Chair's Report.

Meeting Minutes

Ms. McLaughlin moved to approve the minutes of 6/2/16. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Master Plan

The Foxboro Town Planner and staff planner both came to speak to the Board regarding their process in creating their specific Master Plan as well as lessons learned. They commented that the MAPC is fabulous as pertains to housing and transportation. They suggested using MAPC for their strengths and perhaps consult with an outside consultant for other things. The process they said should be broken down into chunks. They said the Planning Board in Foxboro pushed the process with daily involvement. They held an open house to reach out to the community and the planner met with different boards. There was a large public campaign which was labor intensive. It included a master plan website, weekly poles, flyers, and local paper ads. There was a huge input from the high school students as well. They went to the Town meeting for funding and then to the Selectmen to explain what they wanted to accomplish. They suggested that you want to keep the community yours. They said that the Town was excited about the downtown to be revitalized and their economic development committee was working on that. They created growth nodes which are areas to be revitalized. The Foxboro furniture building is being demolished for a hotel. The plan cost \$150,000 to complete. They commented that this State law to have a master plan is an unfunded mandate.

ANR 105 and 85 Moose Hill Parkway

Mr. O'Cain said that Outback Engineering was working on an ANR for 85 and 105 Moose Hill Parkway. The buyer wants a 5 bedroom house so added area to increase the lot to 91,666 square feet. Mr. O'Cain asked that the Board appoint him Agent of the

Board when the paperwork for this comes through. He has reviewed all documentation for accuracy.

Mr. Blaskowsky moved to accept the ANR for the Plan of Land on Moose Hill Parkway for lots 85 and 105 in Sharon, MA dated June 15, 2016 and appoint Peter O'Cain as Agent of the Board to sign the Form A. The Board voted 5-0-0 in favor.

Library Parking

Cheryl Weinstein and Lee Ann Amend came before the Board to discuss parking needed at the library based on the requirements of a construction grant they have applied for. The rule says 1 parking spot per 400 square feet of space is required for the now 10,245 square foot building. The proposed structure will be 20,000 square feet. They are currently going through a schematic design phase. The building is in the historic district. They are asking for a zoning bylaw amendment to allow for 25 spaces in order to qualify for the grant. The library representatives provided a drawing of where they suggest all 25 spots should be. The Board commented that they would like them to look at existing parking agreements with the Town and Church and re-identify spots to include the municipal lot.

Preserve Way

After a brief discussion with Attorney Lisa Whalen present, Ms. McLaughlin moved to approve the waiver requests for the Plan of land entitled Preserve Way Subdivision. Mr. Pannone seconded the motion and the Board voted 5-0-0 in favor. The vote on the decision documents still needs to be taken.

Diamond Residences

A conversation ensued regarding the proposed development called Diamond Residences. Several residents of the surrounding properties were at the meeting to ask questions.

Mr. Pannone moved to accept the preliminary plan for Diamond Residences requiring a follow-up by the developer to provide an aerial overview of the proposed site, have a discussion with the abutters regarding buffering of their properties and a discussion be held about the town sidewalks tying into the cull de sac being proposed. Ms. McLaughlin seconded the motion and the Board voted 5-0-0 in favor.

Adjournment

Mr. Pinkowitz moved to adjourn the meeting at 9:30 PM and Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of adjournment.

Future Scheduled Meeting

7/14, 8/4, 8/25