

Town of Sharon Planning Board
Discussion Minutes of 7/14/16
Sharon Community Center
Filmed by SCTV

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

Other Attendees

| | |
|---------------------|--------------------------|
| Marc Fantasia Bella | Steve Gioiosa Birch Hill |
| Erik Quenzel | C. Quenzel |

Meeting Initiation

Chair Pinkowitz called the meeting to order at 7:30 PM and read the Chair's Report. Due to a lack of a quorum no votes could be taken. A formal meeting was not held. This was a discussion.

Meeting Minutes

The minutes of 6/16/16 could not be approved.

Bella Estates Final Bond Release

Mr. Pannone read the legal ad in the Sharon Advocate of 6/24 as pertains to the final bond release for Bella Estates. Because there was no quorum, no votes were taken. A brief discussion ensued. Mr. Delpriore stated that the Town still intends to close out the bond on Bella Estates. Mr. O'Cain still has a minor punch list with the HOA which he is following up on. Marc Fantasia representing the developer stated that a punch list of items has been completed. The resident of 71 Bella commented that the granite curbing on the island was cracked. Mr. Fantasia stated he had provided the HOA with \$1,000 which could be used for this repair. The discussion was continued until next meeting.

ANR 104 Massapoag

To be discussed with Peter O'Cain.

Birch Hill

Steve Gioiosa representing the owners of Birch Hill said there are 5 buildable lots they would like to develop and there are significant wetlands on the property. The owner has owned this land for a significant amount of time.

Master Plan

Mr. Pannone provided an executive summary on what the Master Plan is. He said that Fred Turkington had provided him with comments to his summary. Mr. Pannone had met with the Selectmen and stated they were agreeable to this process. A Master Plan Steering Committee needs to be developed. Mr. Pannone and Ms. McLaughlin will co-chair the committee of approximately 11 members. The planning will begin in the fall.

Mr. Pannone said there are three parts to the plan: 1) take the existing studies and review them to bring to current standings, 2) Issue a request for qualifications to Master

Plan or consultants who have expertise with how to approach community outreach. We need a visionary to strengthen/improve the community, 3) need an action implementation plan – how do we make sure we follow through.

Adjournment

The discussion ended at 8:00 PM

Future Scheduled Meeting

8/25, 9/15, 9/29, 10/13, 10/27