

Town of Sharon Planning Board
Minutes of 3/2/17
Sharon Community Center
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Planning Board	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer absent
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman
Pat Pannone	

Other Attendees

Bob Shelmerdine	Ed McSweeney
Carl Chudnofsky	Tom Houston

Meeting Initiation

Mr. Pinkowitz called the meeting to order at 7:40 PM and read the Chair's Report.

Meeting Minutes

Mr. Blaszkowsky moved and Mr. Pannone seconded approval of the minutes of 2/16/17. The Board voted 3-0-1 (Maidman) in favor of approval.

Spring Valley

Mr. Delpriore reported that there will be a Public Hearing held on 3/30 regarding this property. There have been no changes to the language since the previous Town Meeting.

Public Hearing 68R South Walpole

The Public Hearing notice was read. Mr. Maidman moved to open the Public Hearing and Mr. Blaszkowsky seconded the motion. All voted in favor of opening the meeting 4-0-0.

Chair Pinkowitz read Mr. McSweeney's letter in which he stated he was not proceeding at this time with his zoning change request.

Mr. Pannone moved to close the Public Hearing and Mr. Maidman seconded the motion. All voted in favor of closing the hearing 4-0-0.

Meeting Recess

The Board voted unanimously to recess the meeting at 7:45 PM until the next Public Hearing scheduled for 8:15 PM.

Sharon Gallery - Business District D Public Hearing

Mr. Blaszkowsky read the Public Hearing Notice for Sharon Gallery Business District D. The Board moved to open and close the hearing due to a procedural defect of the text of the article not being posted at Town Hall. All voted in favor of opening and closing the meeting 4-0-0.

Mr. Shelmerdine stated that this topic will be discussed at a newly posted hearing on 3/16/17. The 4 remaining issues to be addressed are: congregant uses, assisted living,

research and development use and health care uses. An informal discussion ensued. The consensus of the Board is no hospitals, urgent care is fine, congregant housing is ok. Mr. Blaszkowsky asked that actual legal definitions be included in the language that is enforceable. Mr. Maidman suggested a memory care facility as an option on the site as there is a great need for this service.

MPSC

Mr. Pannone stated that the subcommittees are working on outreach. A video was created and will be distributed about the MPSC and what to expect.

Adjournment

The Board voted 4-0-0 to close the PB meeting at 9:50 PM

Future Scheduled Meeting

3/30, 4/13, 4/27, 5/11, 5/25