

Town of Sharon Planning Board
Minutes of 3/30/17
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	

Other Attendees

Bob Shelmerdine	Joel Fishman
Dimitri Deych	Tom Houston
Eric Dias	Laura Nelson
John Beagan	Ed McSweeney
Bri McAlevey	Jon and Mahra Shocket
Kathy Farrell	Lois Darr
Silas Fyler	Dave Morris
Jana Korn	Jim Jermyn

Meeting Initiation

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

Meeting Minutes

Mr. Pannone moved and Ms. McLaughlin seconded approval of the minutes of 3/16/17 with minor changes. The Board voted 5-0-0 in favor of approval.

Public Hearing – Green Communities - Continued

The Public Hearing was continued from the 3/16/17 meeting. Mr. O'Cain stated that at the previous meeting feedback was provided from Sharon residents as well as people from Walpole regarding potential pollution in the water protection district in the light industrial district. The Selectmen felt that the generation of solar power was the best use of this program's benefits. The language for the article changed and was vetted by the State as well. A conversation ensued. The new language was also sent to Walpole officials.

Mr. Pannone moved to approve the warrant article for the Green Communities. Mr. Maidman seconded the motion and the Board voted 4-0-1 (Blaszkowsky) in favor of approval of this article.

Public Hearing Spring Valley

Chair Pinkowitz stated that the language for the former Spring Valley zoning article proposed at the 12/12 Fall Town meeting has significantly changed and therefore the Public Hearing based on this language would be opened and closed.

Mr. Maidman moved to open the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of opening the hearing. Ms. McLaughlin read the article. Mr. Blaszkowsky moved to close the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of closing the hearing.

At the conclusion of the meeting Mr. Shelmerdine told the Board that on 3/22/17 a second MOU was entered into between the developer and the Town of Sharon regarding the 208 acre parcel. There will now be 52 Townhomes, 26 duplexes, consisting of 2 beds each or 101 bedrooms in total. The hearing on the new language for the article will be held on 4/13/17. The overlay district is being moved back in existing rural 1 zoning. They will also apply separately for 6 single family lots which are not a part of the overlay district. The 52 units will be aged restricted with 80% to have 1 owner older than 55 years. There are no affordable units. There is a deed restriction across the gold course and function facility.

Diamond Builders Sign

A sign for Diamond Builders was presented but an historic paint color needs to be determined. A brief conversation ensued.

Mr. Blaszkowsky moved to accept the proposed sign for Diamond Builders providing an appropriate historical color is used. Additionally the Board appointed Peter O'Cain as Agent of the Board regarding this matter. Ms. McLaughlin seconded the motion and the Board voted 5-0-0 in favor of approval.

Diamond Residences

The Diamond Residence project was given an extension until 5/1.

Eric Dias, engineer for the project stated that the BOH will provide the Planning Board with a letter endorsing the project. The Conservation Commission issued an order of conditions with no substantial change to the plan. The County plan is satisfied.

Mr. O'Cain said he prepared his review letter and does not see any foreseeable changes to the roadway. A conversation ensued.

Town Counsel advised that the Board vote at a future meeting, once the decision is written.

MPSC

Mr. Pannone reported that he went before the Finance Committee to discuss the article. The Finance Committee requested a vote be taken by the Planning Board first before they would vote. Positive feedback was received from the Committee.

Ms. McLaughlin read the proposed article. She stated the language was proposed by the members of the Steering Committee. The sum of money being requested is \$150,000.

Mr. Blaszkowsky moved that the Planning Board support the MPSC Funding Article and Mr. Maidman seconded the motion. The Board voted unanimously 5-0-0 in favor of approval.

Other

1. Mr. Blaszkowsky wanted to remind all PB Members to complete their Ethics Training if not yet done so.
2. Ms. McLaughlin requested name plates for all members.

Adjournment

The Board voted 5-0-0 to close the PB meeting at 9:15 PM

Future Scheduled Meeting

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