

Town of Sharon Planning Board  
Minutes of 4/27/17  
Sharon Community Center  
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<b>Planning Board</b>	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer <b>absent</b>
Shannon McLaughlin <b>absent</b>	Rob Maidman
Pat Pannone	

**Other Attendees**

Bob Shelmerdine	Zachary Samuels
John Beagan	Laura Nelson
Attorney Joel Fishman	

**Meeting Initiation**

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

**Meeting Minutes**

Mr. Maidman moved and Mr. Blaszkowsky seconded approval of the minutes of 4/13/17. The Board voted 4-0-0 in favor of approval.

**Public Hearing Green Communities**

Mr. Pannone read the legal ad for the Green Communities. Mr. Maidman moved to open the Public Hearing and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of opening the hearing.

Mr. O'Cain stated that the Public Hearing previously held on this topic was 1 day short of the 14 day requirement and additionally the article changed from multiple uses to the allowance for photovoltaic installations over 250 KW . This new article will allow for the installation of solar panels in the light industrial district only. Approval will also allow the Town to be a part of the Green Communities State Program located in the ground water protection district. It was noted that the Town of Walpole was contacted regarding this use for Sharon and they had no issues with this.

Mr. Pannone moved to close the Public Hearing for the Green Communities and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 to close the hearing.

Mr. Pannone moved to approve the Green Communities article and Mr. Maidman seconded the motion. The Board voted 3-0-1 (Blaszkowsky) in favor of approval.

**Public Hearing Spring Valley**

Due to several open questions and inconsistencies between the MOU and warrant article language, the Board decided to continue the Public Hearing of April 13<sup>th</sup> to the April 27<sup>th</sup> Planning Board meeting so that the Spring Valley Attorneys could provide updated and corrected language.

Bob Shelmerdine stated that on 4/25/17 an MOU was assigned by the Board of Selectmen after a few minor language changes were amended. A conversation ensued amongst the Board members and residents.

Mr. Pannone move to close the Spring Valley hearing regarding the overlay district and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 to close the hearing.

Mr. Blaszkowsky moved to approve the Recreation and Residential Overlay District warrant article inclusive of the signed MOU, Article 19 in the warrant. Mr. Pannone seconded the motion and the Board voted 3-1-0 in favor of approval.

### **Diamond Residences**

Attorney Joel Fishman representing Diamond Residences said they are working with abutters regarding compensation for screening, To date the developer has agreed to pay \$40,274 to multiple abutters. One abutter is still not satisfied with the developers offer and this remains an open item.

Mr. Pannone stated he was satisfied with the developer's offers to the residents.

Mr. O'Cain said the developer has an extension until June 1<sup>st</sup>.

A question arose regarding sidewalks connecting Juniper and Azalea and Mr. O'Cain said he would nail this issue down.

### **Invoices**

Gatehouse Media invoices for legal advertisements was submitted to Bob Shelmerdine for payment: \$183.04 for Business D legal ads and \$133.76 for Spring Valley legal ads. These amounts remain open.

### **Adjournment**

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

### **Future Scheduled Meeting**

5/11, 5/25, 6/8, 6/22, 7/13, 8/17