

Town of Sharon Planning Board
Minutes of 4/13/17
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	Daniel Seigenberg
Kim Andler	Tom Houston
John Beagan	Laura Nelson

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 3/30/17. The Board voted 5-0-0 in favor of approval.

Public Hearing Spring Valley

Ms. McLaughlin read the Public Hearing notice for Spring Valley that had been published in a newspaper on March 27th and April 3rd.

Mr. Blaszkowsky moved to open the Public Hearing and Mr. Pannone seconded the motion. The Board voted 5-0-0 in favor of opening the hearing.

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 26 duplexes, consisting of 2 beds each or 101 bedrooms in total. The overlay district is being moved back in existing rural 1 zoning. They will also apply separately for 8 single family lots which are not a part of the overlay district. The 52 units will be age restricted with 80% to have 1 owner older than 55 years. There are no affordable units. There is a deed restriction across the golf course and function facility.

Mr. Dan Seigenberg stated he was the Attorney for 25 Tiot Holdings LLC and said they are a key presence on the golf course. By right he said the developer could build 68 single family homes. He stated that the new MOU removed duplexes along Tiot and Edgehill but still allows for 8 single family homes along these roads. The golf course will be preserved. If it is not utilized as a golf course, the land will be given to the Town. The duplexes being built will be condominiums and thus there will be a condo association. This will be a private road. A site plan review process will be required for this property.

Mr. Blaszkowsky pointed out that the warrant article states the restaurant will be public although it is private and wants an addendum, to correct this error prior to Town Meeting.

Abutter Laura Nelson requested that the word dwelling be added within the language next to the term 52 units to read 52 dwelling units.

Mr. Pinkowitz asked if creating lot 4 as a new lot in the Rural-1 zoning district (which currently houses the maintenance shed), would create nonconforming use on a new lot or a non-conforming lot. A discussion ensued.

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

MPSC

Mr. Pannone reported that he met with the School Committee about the MPSC and they would like to assign a representative to the MPSC. The Board was in favor of this addition.

Invoices

\$450.56 was authorized to be paid to Gatehouse Media for legal advertisements. The remainder due on this bill was given to Bob Shelmerdine for payment: \$183.04 for Business D legal ads and \$133.76 for Spring Valley legal ads.

Adjournment

The Board voted 5-0-0 to close the PB meeting at 10 PM

Future Scheduled Meeting

4/27, 5/11, 5/25, 6/8, 6/22

Pending

Diamond Residences