

Town of Sharon Planning Board  
Minutes of 5/11/17  
Sharon Community Center  
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<b>Planning Board</b>	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer absent
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pat Pannone	

**Other Attendees**

Dimitry Deych	Zachary Samuels
Dave Morris	Jim Jermyn
Attorney Joel Fishman	Jana Korn

**Meeting Initiation**

Chair 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 4/27/17. The Board voted 4-0-1 (McLaughlin) in favor of approval.

**Lake Management position**

Mr. Blaszkowsky said he will continue as representative of the Planning Board to the Lake Management Committee. An additional position needs to be advertised as the incumbent is no longer interested in continuing in this role.

**Spring Valley**

The Board signed the zoning map for the residential and recreation overlay district and completed paperwork for the Attorney General as pertains to this article.

**Diamond Residences**

The Public Hearing was continued from the previous meeting. A draft decision was presented which had been reviewed by Lisa Whelan, Joel Fishman and Peter O'Cain. Mr. O'Cain will pursue sidewalks for the neighborhood which is on the town side and not related to the subdivision. As per Attorney Fishman, \$10,000 will be provided to each resident by the developer before the building permit is issued on the contiguous lot. Chair Pinkowitz stated that the outside screening for each resident is outside of the Boards perusal and the way the decision is written, the \$10,000 is more than reasonable for an allocation.

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

Mr. Delpriore discussed several requested waivers including those pertaining to sections 4.4.2.2, 4.4.2.4 and 4.2.5.5.

A discussion ensued. Mr. Blaszkowsky moved to approve Diamond Residences Subdivision Plan with the addition of certain explanations for several waivers and in particular section 4.4.2.2, 4.4.2.4 and 4.2.5.5 and pending any minor adjustments made to the plan as required by the Engineering Division. Mr. Pannone seconded the motion and the Board voted 5-0-0 in favor of approval.

### **Elections**

Mr. Maidman moved and Mr. Pinkowitz seconded the motion to elect David Blaszkowsky as Chair of the Planning Board. The Board voted 5-0-0 in favor.

Mr. Pannone moved and Ms. McLaughlin seconded the motion to elect Rob Maidman as Clerk of the Planning Board. The Board voted 5-0-0 in favor.

Mr. Blaszkowsky moved and Ms. McLaughlin seconded the motion to elect Ben Pinkowitz as Vice Chair of the Planning Board. The Board voted 5-0-0 in favor.

### **Adjournment**

The Board voted 5-0-0 to close the PB meeting at 8:45 PM

### **Future Scheduled Meeting**

5/25 (cancelled) 6/8, 6/22, 7/13, 8/17