

Town of Sharon Planning Board
Minutes of 8/17/17
Sharon Community Center
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Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer absent
Ben Pinkowitz, absent	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pat Pannone	

Other Attendees

Bob Shelmerdine	Carl Chudnofsky
Nancy Hide	Steve Ravsky
Tom Houston	Ed McSweeney
Lucas Klimm – land surveyor	

Meeting Initiation

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

Meeting Minutes

Mr. Pannone moved and Ms. McLaughlin seconded approval of the minutes of 6/8/17. The Board voted 3-0-0 in favor of approval.

Sharon Gallery

Mr. Shelmerdine stated that Sharon Gallery has been meeting informally with various Town constituents. They want to garner what the Town wants and what the developer wants to build. They have to begin the process with the various Boards to get the ball rolling in terms of development direction for the Gallery.

Ms. Hide commented that people want to see something successful. They are analyzing the property and consequences. The visibility to 95 is great. The access to the site is a challenge. There are density issues. If they have mix use they need enough residential for economic viability. They acknowledge the cranberry bogs and other conservation issues. Permitting needs to provide protection to the community but predictability to the developer.

Mr. Ravsky said they will be engaging a fiscal consultant. They have talked to the residents. They need to re-educate townspeople as the lifestyle center design previously discussed went out of favor 10 years ago. Mixed development is what commercial entities are looking for now. They want to target November Town Meeting and will limit the scope of zoning language changes. He said that a mixed-use development needs a residential component. There are certain approvals already. They will request a zoning change of less than 250 residential units. They understand the Town does not want a residential project and they understand the impact to the schools. They will be proposing to add a residential component. It was proposed that no residential unit would be built, unless the commercial component has Building Permits issued for a negotiable amount of square footage. They will prepare a fiscal impact study with a positive impact back to the community. They recommend a zoning change for a hotel in the westerly part of the

site and to expand the height to 6 stories at 90 feet. They want to add drive-through capability.

Tom Houston stated that he has been engaged by the Town and represents the Town. The Town is the final arbiter to what ends up in the zoning bylaw. He said this project will provide the same amount of retail space as previously approved at 500,000 square feet with an additional 250,000 square feet of residential which is a significant modification. For this project to proceed it will have its own wastewater treatment plant that has to meet drinking water standards. He stated that the project needs to include housing, which will contribute to the affordable housing requirement.

The group said they will have more outreach to educate the community and will have a formal presentation at Town Meeting. The site will draw design concepts from Wayland Town Center and Chestnut Hill Square.

25 Tiot

Mr. Shelmerdine provided a sketch plan of what is proposed for this site. There will be three phases. They will be requesting a wastewater treatment plant, which will require DEP approval. Phase one would include 8 buildings or 16 units 2400 square feet each with 2 bedrooms. They will be submitting a landscape architects plan as well. It will take approximately one year to build. They are not using the option of Norwood sewer.

Master Plan

Mr. Pannone commented that the plan is in the RFP stage. They have gone through revisions. The Committee members have put forth great effort and have done a lot of outreach.

68 Mohawk Street ANR

Mr. Delpriore said the owners want to cut the lot at 68 Mohawk into 2. They meet the guidelines for an ANR. A brief discussion ensued. Mr. Pannone moved to approve and Ms. McLaughlin seconded the motion to approve the ANR for 68 Mohawk. All voted in favor of approval 4-0-0.

Voting

Mr. Pannone moved to appoint Mr. Maidman and Mr. Blaszkowsky to the Capital Outlay. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

Mr. Maidman moved to reappoint Mr. Blaszkowsky to the Lake Management Committee. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 in favor of approval.

Ms. McLaughlin moved to appoint Pasqualino Pannone and Rob Maidman to the SSBC Selection Committee. Mr. Blaszkowsky seconded the motion and the Board voted 4-0-0 in favor of approval.

Adjournment - The Board voted 4-0-0 to close the PB meeting at 9:10 PM.

Future Scheduled Meetings - 9/14, 9/28