

Town of Sharon Planning Board  
Minutes of 10/12/17  
Sharon Community Center  
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<b>Planning Board</b>	
David Blaszkowsky, Chair <b>absent</b>	Peter O'Cain, Town Engineer
Ben Pinkowitz,	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman <b>absent</b>
Pat Pannone	

**Other Attendees**

Bob Shelmerdine	Jim Grasfield
John Novack Coneco Engineers	Michael Khoury
Laura Nelson	Ed McSweeney
John Beagan	Steven Rafsky

**Meeting Initiation**

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

**Meeting Minutes**

Deferred to next meeting.

**Scenic Roads Public Hearing**

Mr. O'Cain stated that the need for the Public Hearing for the Scenic Road at 223 East was withdrawn without prejudice by the applicant. Mr. Pannone moved to close the Public Hearing and Ms. McLaughlin seconded the motion. All voted in favor.

Mr. Grasfield of 235 Moose Hill Parkway and the Historical Commission stated he is working with Mr. McGowan over the width of the opening as pertains to the stone wall.

A brief discussion occurred for the need for the Historical Commission and Planning Board to work together regarding the Scenic Roads Bylaw; fines etc. Mr. O'Cain said he was working on this. Ms. McLaughlin volunteered to work on this project as well.

**First Congregational Church Sign**

A brief discussion ensued. The Church stated they need to replace the sign because it was broken. Ms. McLaughlin moved and Mr. Pannone seconded the motion to approve the First Congregational Church application. The Board unanimously voted 3-0-0 in favor.

**Cape Club**

Mr. Pannone read the legal ad for the Cape Club.

Mr. Pannone moved to open the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted unanimously, 3-0-0 in favor of opening the hearing.

Mr. Shelmerdine reviewed the site plan along with John Novack from Coneco Engineers. They stated there was a site visit last week by Greg Meister and certain things were

flagged. There will be 26 duplexes equating to 52 units. They will be submitting an ANR plan. They have submitted a traffic impact and assessment report as well as a storm water management report. There will be three construction phases and the club will remain open during construction. Tom Houston will prepare a drainage report. Mr. Shelmerdine said they are currently going before the Conservation Commission for the onsite septic system package treatment plant.

Mr. O'Cain said the Town wants to connect to the pumping station lot in case they need emergency access to Norwood.

Mr. Delpriore stated the Tree Warden has reviewed the plantings.

Mr. Pannone asked if the green code requirement is being met. He wants to ensure there will be a discussion on sustainability, materials and water conservation. Mr. Shelmerdine stated he will prepare a report on LEED points.

Laura Nelson of Edgehill Road wants assurance that bedrooms cannot be added in the townhouse basements. She also asked about the Operations Garage which currently exists and Mr. Shelmerdine stated it is staying where it is in terms of location.

John Beagan of 226 Edgehill Road stated he wants a buffer zone on his property in terms of a fence. Mr. Shelmerdine stated he will have a meeting with the abutters.

Mr. Shelmerdine stated that the project will take 3-5 years for full build out.

The lighting plan will be under the Planning Boards purview.

The Public Hearing was continued until November 9th.

### **Sharon Gallery**

Steve Rafsky of the Development Team reviewed changes requested for Sharon Gallery. It includes phasing in apartments with 25% being affordable. Condominiums will be 12.5% affordable. If there are more than 23 students who have moved into the apartments they will negotiate paying for them.

Michael Khoury, Attorney representing an abutter who is in the process of building 192 apartments requested a restriction on the condos being built to ensure they cannot be rented.

Mr. Rafsky stated that David Spiegel is willing to modify the development agreement to work cooperatively with the BOS to restrict condos from being rented.

Mr. McSweeney stated that under the 2007 agreement water connections were to be included for his property. Mr. Rafsky stated he will cooperate in spirit of what is needed and will speak with Mr. McSweeney to determine what he wants. A brief conversation ensued.

Mr. Pannone moved to close the Public Hearing and Ms. McLaughlin seconded the motion .All voted unanimously in favor 3-0-0.

Ms. McLaughlin moved to sponsor the zoning changes for Business District D with approval of the revised draft of the Zoning Article dated 10./10/17 which was going into the warrant. Mr. Pannone seconded the motion and the Board voted 2-1-0 in favor of approval.

**Other**

Ms. McLaughlin requested that best effort is made to include all studies and agreements on the websites as pertains to matters of applications. She suggested the applicant be required to put the documents in best form so they can quickly pop to the website.

**Adjournment** - The Board voted 3-0-0 to close the PB meeting at 10:15 PM.

**Future Scheduled Meetings** - 11/9, 11/30