

Town of Sharon Planning Board  
Minutes of 9/28/17  
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
Pat Pannone	

**Other Attendees**

Bob Shelmerdine	Carl Chudnofsky
Nancy Hide	Anya Benoit
Tom Houston	Ed McSweeney
Various others	Steven Rafsky
John MacGowen	Stan Rosen
Brian and Lynne Striar	

**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**

Mr. Pannone moved and Mr. Maidman seconded approval of the minutes of 9/14/17. The Board voted 4-0-0 in favor of approval.

**Scenic Roads Public Hearing**

The Public Hearing for the Scenic Road at 223 East was called to order. Ms. McLaughlin moved to open the hearing and Mr. Maidman seconded the motion. All voted in favor 4-0-0 to open the hearing the legal ad was read by Mr. Maidman. John McGowan applicant, proposed to remove stones and utilize the rocks to create a return to look the same as the other side of the driveway. He wanted to expand the width 21-22 feet wide. He said no stones will leave the site. The entire wall is 105 feet long on town property. He wants to temporarily remove 6 feet and then replace it back.

Jim Grasfied, Chair of the Historical Commission stated that the Commission wants to protect the historical value of the wall and would like to sit with Mr., Macgowen to determine a solution. They have not yet been out to see the site with him. A conversation ensued. Mr. Pinkowitz recommended that since the Historical Commission has not had an opportunity to review, the public hearing for this topic be continued to the next meeting as the first item of business

**Moratorium on Marijuana Public Hearing**

Mr. Maidman read the Public Hearing notice. Ms. McLaughlin moved to open the Public Hearing regarding the temporary moratorium on marijuana and Mr. Pannone seconded the motion. All voted in favor 4-0-0 to open the hearing.

Mr. Turkington presented the basis for this moratorium by stating that the state will not be issuing its rules and guidelines until March, 2018. Companies can begin to submit

applications for recreational state licenses as of April, 2018, this would be a timeline issue for having any recreational bylaws on the May Town Meeting warrant, and the town needs to ensure that our bylaws are not conflicting with the state regulations. Conversation ensued. Mr. Pannone moved to close the public hearing and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of closing the hearing. After much discussion and review the board voted unanimously 4-0-0 (Blaszowsky absent) to recommend the moratorium until June 30, 2018

### **Sharon Gallery**

Mr. Maidman read the legal ad as pertains to the zoning article to change the uses for the Sharon Gallery site. Mr. Pannone moved to open the hearing and Ms. McLaughlin seconded the motion. All voted 4-0-0 in favor of opening the public hearing.

Mr. Rafsky stated that they listened to towns people and reached out to residents who want restaurants and a place to go. It is a challenging site. It has great visibility to I-95. It has a low population density. The market is different now. Internet based retail is redefining the mall industry. Shopping habits have changed over the last ten years. People want a mixed use, pedestrian oriented, sustainable center. They want to allow the total development to be up to 750,000 square feet. This will change the floor area ratio from .20 to .33. Changes proposed include allowing up to 225 units of housing with 250,000 square feet of floor space. This would equate to 1/3 of the project. The trigger however is they will not build housing until at least 100,000 square feet of non-residential space is secured. The housing would be 12.5% affordable with school mitigation payments. By making a portion of the residential units rental apartments, the resulting affordable component will be over 20 percent. They request a 4-6 story building to be built, drive-through for banks; pharmacies or coffee shops and all references to prior projects are removed. He stated key anchors require residential and thus the reason for their request.

Mr. Pannone stated he suggests they meet LEED principles. He suggested having a building design review on how to meet LEED requirements. Mr. Rafsky stated that would be fine. Mr. Pannone also commented that the documents should state Dark Sky compliant not compatible.

Mr. Maidman requested they provide an impact on 40B based on the scenarios of housing they are suggesting such as apartments or condos. Mr. Rafsky stated that would be fine.

The Public Hearing was continued until October 12<sup>th</sup>.

**Adjournment** - The Board voted 4-0-0 to close the PB meeting at 10:15 PM.

**Future Scheduled Meetings** - 10/12