

Town of Sharon Planning Board
Minutes of 11/9/17
Sharon Community Center
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Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer
Ben Pinkowitz,	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman
Pat Pannone	

Other Attendees

Bob Shelmerdine	Alice Cheyer
John Novack Coneco Engineers	

Meeting Initiation

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

Meeting Minutes

Mr. Pinkowitz moved to accept the minutes of 9/28/17. Mr. Pannone seconded the motion. The Board voted 3-0-1 (Blaszkowsky) in favor of approval.

Mr. Pinkowitz moved to accept the minutes of 10/12/17. Mr. Pannone seconded the motion. The Board voted 2-0-2 (Blaszkowsky and Maidman) in favor of approval.

ANR Gavins Pond

Mr. O'Cain stated that a plan was submitted as part of the May Town Meeting vote in which the Town voted to convey Gavins Pond soccer land to Sharon Conservation Commission with the exclusion of the fields themselves. This has been reviewed by the Water Department, DPW, and the Con Comm.

Mr. Maidman moved to approve the ANR lot division for 195 Gavins Pond also known as Gavins Pond Soccer Field for the plan dated 10/12/17. The Board voted unanimously in favor of approval 4-0-0.

Lake Management Committee Representative

Chair Blaszkowsky is one rep to the Lake Management Committee. The Chair of the Lake Management Committee provided the name of an interested party to fill the second open position. They will be invited to the next meeting of the Planning Board for discussion of the position.

Diamond Residences

The Board signed the Definitive Subdivision Plan for Diamond Residences mylar to be recorded at the Registry of Deeds.

Cape Club

The Public Hearing continued from the previous meeting. Shane Oates for Coneco Engineering reviewed several changes made to the plan. He stated that in the layout they added duplexes where there was a single home. He said they do not yet have a location for the treatment plant. The submission to the DEP takes 30 – 45 days. They

showed proposed parking lots and treatment field. They need to establish the ground water. The landscape plan has been modified to remove pin oak trees. He said the applicant proposes #'s 1-16 for phase 1 which would include the sewer treatment plant. Phase 2 is 16 units or 8 buildings, phase 3 is 12 units or 6 buildings and phase 4 is 8 units or 4 buildings. All condos will be a part of a master deed. This document will lay out the shared responsibilities. A conversation ensued regarding the agreement.

Other

Mr. Blaszkowsky stated he would reach out to the ZBA Chair to research coordinated opportunities and joint meetings where it makes sense as pertains to various projects.

Adjournment - The Board voted 4-0-0 to close the PB meeting at 9:00 PM.

Future Scheduled Meetings - 12/14, 1/4, 1/18