

Town of Sharon Planning Board  
Minutes of 2/1/18  
Sharon Community Center  
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Planning Board	
David Blaszkowsky, Chair absent	Peter O'Cain, Town Engineer
Ben Pinkowitz,	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pasqualino Pannone	

Other Attendees	
Bob Shelmerdine	Donna West
Jim Grasfield	Dimitry Deych
Yuri Schizhit	Attorney Lisa Whelan
Shane Oates Coneco	

List of Exhibits
First draft of HPP goals 12/6/17
New Planning Board Regulations for Subdivision Straddling Municipal Boundaries
Attorney Shelmerdine letter - notice of intent to convert a portion of 25 Tiot Street
Peter O'Cain third review of the Cape Club Townhouses Permitting Plans 1/12/18
Pictures of the wall at 228 East Street
Sewage disposal design at 227 East Street
Chapter 325. Scenic Roads

**Meeting Initiation**

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

**Meeting Minutes**

Mr. Maidman moved to accept the minutes of 12/14/17 and Mr. Pannone seconded the motion. The Board voted 3-0-1 (Pannone) in favor of approval.

**Scenic Roads Public Hearing Historic Wall Opening at 227 East Street**

Ms. McLaughlin read the public hearing notice. Mr. Pannone moved and Ms. McLaughlin seconded the motion to open the public hearing. All voted in favor.

Mr. O'Cain commented that the applicant has already paid a fine, as required by the Scenic Roadway By-Law, because of the widening and damage to the wall, which occurred during the existing building demolition phase of the project. Mr. Deych wishes to close in the existing opening and to relocate to a new position. He will use stones from the new opening to fill in the old one. Mr. O'Cain noted that the existing opening is much larger than the proposed one, so additional stones will be required.

Mr. Deych stated he was not aware of the wall requirements when the damage took place. He opened the wall an additional 7 feet to ensure trucks could have access to the site. His proposed opening is 14 feet. No material has left the property. He will close the opening with the existing stone. It was agreed that the applicant would meet with the Historical Commission to determine how it should look.

Additionally the applicant, Mr. Deych, provided a check for \$1,750.00 which was legal fees due to Attorney Gelerman's office for work on the Diamond Residences project.

Mr. Maidman moved to continue the public hearing on this matter until the next Planning Board meeting. Ms. McLaughlin seconded the motion and all voted in favor of approval.

### **Public Hearing for Proposed Revision to Land Subdivision Rules and Regulations**

Ms. Mc Laughlin read the public hearing notice. Mr. Pannone moved and Ms. McLaughlin seconded the motion to open the public hearing. All voted in favor.

Ms. Whelan stated that the Planning Board approved an ANR lot in Sharon off of Old Wolomolopoag Street, at the end of a paved way. The land is currently being discussed is over town line and in Foxboro but must be accessed through Sharon. The developer is seeking a 2 lot ANR in Foxboro, which must be accessed through Sharon. Town Counsel, the abutters and the applicant have been in discussions to limit development in Foxboro to only two homes. She is working with the abutters and the developer to ensure access does not affect their yards. The proposed Planning Board regulation language change will not impact the Old Wolomolopoag property, according to Ms. Whelan, because she is in negotiations with the developer and abutters. However, the language change could potentially impact 2 or 3 other parcels in the Town of Sharon that provide access to other towns. It is good language to have on the books to protect the public way and access for public safety vehicles.

Mr. Maidman commented that in this case, 45 Old Wolomolopoag is accessible through Sharon but the children in the new homes would have to attend Foxboro Schools and the new owners would pay Foxboro taxes.

Mr. O'Cain asked about the water service and which town would be providing it? Ms. Whelan said that has not yet been addressed.

Mr. Pannone moved to close the public hearing. Ms. Mc Laughlin seconded the motion and the Board voted 4-0-0 in favor.

Mr. Pannone moved to approve the new Sharon Planning Board Regulations: 340-4.2.A96). Subdivisions Straddling Municipal Boundaries. Mr. Maidman seconded the motion and the Board voted 4-0-0 in favor of approval.

### **Cape Club**

Attorney Shelmerdine said that the 208 acre golf course had received tax benefits of Chapter 61B for recreational land usage, so they received reduced tax rates. He issued a letter dated January 29, 2018 requesting the Selectmen to be aware that the owner of the property at 25 Tiot holdings, LLC, intends to convert a portion of the property it owns located at 25 Tiot Street to residential use.

Mr. O'Cain had issued his third review of the Cape Club Townhouses Permitting Plans; rev 1/12/18. The 30 points were all discussed and conversation ensued. Mr. O'Cain

stated he wants to ensure the Homeowners Agreement is part of the deed and that condo no sales can occur until the HOA agreement has been recorded and the Board has approved the document. Mr. Shelmerdine stated that the HOA agreement will be included in the Purchase and Sales Agreement and that he will work with Attorney Gelerman on this as well.

**MPSC RFP**

Mr. Pannone said they have a call in to Civic Moxie to clarify the RFP requirements and to revise the fee proposal.

Mr. O'Cain discussed the first draft of the goals for the Housing Production Plan in his handout. The Board will review and discuss at a later date.

**Adjournment** - The Board voted 4-0-0 to close the PB meeting at 9:40 PM.

**Future Scheduled Meetings:** 2/15, 3/8, 3/15, 3/29, 4/12