

Town of Sharon Planning Board
Minutes of 2/15/18
Sharon Community Center
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Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer
Ben Pinkowitz absent	Lance Delpriore, Assistant Town Engineer absent
Shannon McLaughlin absent	Rob Maidman
Pasqualino Pannone	

Other Attendees	
Bob Shelmerdine	Tom Houston
Shane Oates Coneco	

List of Exhibits
Sharon Housing Production Plan 2018-2025
Cape Club Storm Water Review, Site Plan Application Decision and Leed Report
Gelerman memorandum regarding draft articles 2/5/18 document updated 2/12/18

Meeting Initiation

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

Meeting Minutes

Mr. Maidman moved to accept the minutes of 2/1/18 and Mr. Pannone seconded the motion. The Board voted 2-0-1 (Blaszkowsky) in favor of approval.

Scenic Roads Public Hearing Historic Wall Opening at 227 East Street

Continued

MAPC

The Board reviewed the Sharon Housing Production plan 2018-2025 document provided by Mr. O'Cain and a discussion ensued. Mr. O'Cain will invite the MAPC to the Planning Board meeting on 3/29/18 for further and final review and discussion. Mr. O'Cain will forward a redlined version to the MAPC asking that they re-arrange and modify the goal section of the document.

Cape Club

Attorney Shelmerdine said that great strides have been made on the drainage. He submitted the draft site plan application decision to Attorney Gelerman. Mr. Oates stated all waivers were added to the cover sheet, and they added traffic control. For dark sky lighting they substituted fixtures in accordance with dark sky.

Mr. Houston stated that overall the configuration for the storm water hasn't changed but the method to evaluate storm drain systems is now more in compliance with DEP handbook and standard engineering practices. Lots of progress has been made.

The soil testing is outstanding. 27 holes are to be tested. The applicant will test prior to construction. Mr. O'Cain stated he is okay with gas lines being put in. Attorney Shelmerdine wanted to make the test hole testing a condition but the Board did not agree.

Mr. Shelmerdine provide a LEED Report and a discussion ensued. Mr. Pannone provided his thoughts and changes he would like to see.

Town Meeting Articles

A brief review of the 4 articles ensued. Ms. Levitts will issue an email to Lisa Whelan asking:

1. How long can the moratorium on the 4th article extend for?
2. If articles do not get approved is the town vulnerable to have this use in any district?
3. Do you know of opinions from other towns that the Planning Board could have?
4. How is the Attorney General handling towns that voted these articles down?

MPSC RFP

Mr. Pannone said they are moving ahead with Civic Moxie. Once the legal contracts/documents are signed they will establish a kick off meeting date.

Adjournment - The Board voted 3-0-0 to close the PB meeting at 9:40 PM.

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