

Town of Sharon Planning Board  
Minutes of 3/29/18  
Sharon Community Center  
Filmed by SCTV

Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer
Ben Pinkowitz	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman
Pasqualino Pannone	

  

Other Attendees	
Carlos Montanez	Lisa Whelan
Mark Racicot	Bob Shelmerdine
Andy Nebenzhal	Brian Striar

**Meeting Initiation**

Chair Blaszkowsky called the meeting to order at 7:30 PM.

**Meeting Minutes**

Mr. Maidman moved to accept the minutes of 3/15/18 and Mr. Pannone seconded the motion. The Board voted 3-0-1 (Pinkowitz) in favor of approval.

**Todd's Deli Sign**

Todd's Deli sign is replacing the existing sign at Carriage House. Both signs are the exact same size. After discussion, Mr. Pinkowitz moved to accept Todd's Deli proposed sign and modify the plan with California or Benjamin Moore historical color matches. Mr. Maidman seconded the motion and the Board voted 4-0-0 in favor of approval.

**MAPC Housing Production Plan**

Mr. Montanez reviewed the Housing Production Plan updates he made with the Board. . He stated the purpose of the plan is to satisfy the Town's goals and objectives, The focus for tonight's meeting is to finalize goals and strategies. Mr. Montanez said the projections included within the plan were done in 2014 and projected through 2030. Various factors were used to determine these projections. The projections reflect projected housing demand rather than the ability or desire for the Town of Sharon to build the units projected to be needed. He stated there are not many sites completely vacant on 5 or more acres within the Town.

Mr. Pannone asked Mr. O'Cain how the information within this report is used in daily work or simply sit on a shelf. Mr. O'Cain commented that the report can be used by Town officials to determine whether a LIP or Local Initiative Project 40B is needed and/or desired by the Town, for example. Mr. O'Cain said we maintain our own data set for housing, which includes all the homes built since the last census in 2010. He said we should be over 10% for our affordable housing count based on housing construction numbers since 2010 and 40B and 40R unit construction since 2010. Rental unit construction is best for our affordable housing numbers because we get 100% credit towards our affordable housing count.

The Master Plan will incorporate the HPP into its plan. Mr. Pannone will provide to the consultant as part of the visioning.

This plan will be a good guide for us. We have until 4/13 for final email comments. The Planning Board needs to adopt this in the minutes at a future meeting. The Board needs to vote on the plan at the 4/26 meeting.

#### **1 Pond Street Exterior Upgrade**

Eagle Hospitality Group came before the Board to discuss upgrading the façade at “The Square” restaurant, located at the former Pizzagando restaurant location. It will be a centric bar environment: gastro pub with craft beers and an open kitchen, there will be 57 seats, which is no change from the current count. They want two wall signs on the front façade, which is not allowed without Board approval. . Mr. O’Cain said the plan needs to be given to the building inspector, if approved by the Planning Board.

Mr. Pinkowitz moved to accept the Square @1 Pond Street application. The applicant is required to submit pedestrian protection plan as well as a dumpster plan indicating where it will be stored during construction. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

#### **25 Tiot Holdings, LLC**

Mr. Shelmerdine said he dropped off at the Selectmen’s Office the 2<sup>nd</sup> amended MOU. He submitted completed site plans, an ANR plan showing 5 lots divided from the original parcel and an easement plan. The easement will accommodate a drinking water pumping station and provide a physical water main connection to the Town of Norwood and the MWRA.

Mr. Shelmerdine provided a final draft Decision document that the Board reviewed with him. He also provided an outline of the organizational sequence for project development.

#### **Solar Energy Article**

Ms. Whalen explained two different options for the Solar Energy Article; one version would require a special permit process and one that utilizes a by-right approval process. Mr. Maidman moved to accept the by-right article language thereby excluding the special permit option. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

#### **Marijuana Articles**

Mr. Pinkowitz moved to close the Public Hearing on the marijuana articles discussed at the previous meeting. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

With reference to Article 21; recommendation to approve a ban on recreational retail, Mr. Blaszkowsky moved and Mr. Pinkowitz seconded the motion. The Board voted 1-3-0. The Board did not approve the ban.

With reference to Article 22 which permits facilities along Route 1, Mr. Maidman moved to approve the article as written. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

With reference to Article 23 regulating the number of establishments, making only 1 possible, Mr. Pannone moved and Mr. Pinkowitz seconded the motion to limit the number of retail establishments to 25%. The Board voted 4-0-0 in favor of approval.

**Adjournment** - The Board voted 3-0-0 to close the PB meeting at 10:00 PM.

| **Future Scheduled Meetings:** 4/5, 4/12 and 4/26