

Town of Sharon Planning Board  
Minutes of 3/8/18  
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
Pasqualino Pannone absent	

Other Attendees	
Bob Shelmerdine	Tom Houston
Shane Oates Coneco	Dimitry Deych
Jim Grasfield – Sharon Historical Commission	Lisa Whelan

List of Exhibits
LEED Report revised March 7, 2018, Cape Club Irrigation Plan
Site Plan Application Decision dated 2/15/18
Gelerman memorandum regarding draft articles 2/5/18 document updated 2/12/18
Cape Club Stormwater Review dated 3/8/18

**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 2/15/18 and Mr. Pinkowitz seconded the motion. The Board voted 2-0-1 (Pinkowitz) in favor of approval.

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

The Public Hearing was continued from previous meeting. Mr. O'Cain stated that an MOU was prepared between the developer and the Historic Commission to properly restore the historic stone wall at 227 East Street and accommodate the builder's (Mr. Deych) desire to obtain a new driveway opening in the historic stone wall. The Town Engineer along with the Historical Commission will oversee the masonry work on the wall. Mr. Deych, the builder, signed an MOU agreeing to conditions of wall construction, as did the Planning Board and Mr. Grasfield of the Historical Commission.

Mr. O'Cain suggested that future wall issues be heard by the Historical Commission first before a public hearing with the Planning Board is held. Historical Commission and Planning Board members agreed.

Mr. Pinkowitz moved to accept the MOU as written and presented at the 3/8/18 meeting. Mr. O'Cain will be the eyes and ears on the ground for oversight. The Board voted 3-0-0 in favor of approval.

Mr. Pinkowitz moved and Mr. Maidman seconded the motion to close the public hearing. The Board voted 3-0-0 in favor of closing the hearing.

### **MAPC**

MAPC to be at the 3/29/18 meeting to review the draft Sharon Housing Production plan 2018-2025 documents.

### **Cape Club**

Attorney Shelmerdine provided an updated site plan application decision document, Leed report checklist and irrigation plan.

The drainage report stated that 27 test holes were completed in required locations. Based on water table findings, the applicant's engineer adjusted the infiltrating drainage structure elevations to allow for two feet of groundwater separation. The groundwater table mounding analysis was redone in response to groundwater testing results.

Mr. Houston commented that they did a substantial geotechnical testing that complies with the Mass DEP Stormwater Handbook. They are at 99% level of completion with the drainage design. Mr. O'Cain stated that he and Mr. DeLPriore witnessed the test holes process and feels comfortable with Mr. Houston's review.

With reference to the Site Plan Review, Mr. O'Cain will work with the applicant in order to finalize the design and review.

A conversation regarding the HOA process ensued. The conversation revolved around whether the HOA agreement had to be written and included in the deed document. The Board provided Attorney Shelmerdine with their thoughts.

Mr. Pinkowitz suggested that Mr. Shelmerdine categorize his presentations to help with the organization of the process.

Mr. O'Cain asked that the Decision be organized so it is clear what conditions must be met for issuance of a Building Permit and Certificate of Occupancy.

### **Town Meeting Articles**

Attorney Whelan provided a brief overview of the town meeting article for the commercial solar energy systems as well as the marijuana articles. A conversation ensued. She will attend the public hearing to address any questions from the public.

### **Other**

The Board discussed the need for applicants to put funds in an escrow account so that we are not chasing down applicants to pay for legal expenses or advertising or payment to consultants.

The Board discussed the need for decorum at the public hearing on 3/15.

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

**Future Scheduled Meetings:** 3/29, 4/12