

Town of Sharon Planning Board
Minutes of 4/5/18
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	

Other Attendees	
Tom Houston	Lisa Whelan
Brian Striar	Bob Shelmerdine

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.

25 Tiot Holdings, LLC

Mr. Shelmerdine stated he emailed the decision on 4/4 which was reviewed with Attorney Gelerman, Attorney Whelan and Peter O'Cain. He stated they can build a model unit but it cannot be hooked to the sewer until they get the DEP discharge permit. Once the DEP reviews the waste water treatment and its clear then they can get an occupancy permit. He said the drainage piece is complete and reviewed between Tom Houston and Peter O'Cain.

Mr. O'Cain stated that he has checked all numbers and references within the document and his questions were answered.

Mr. O'Cain expressed that the hours for working on the site were changed from 7am to 5 pm to work from 7am to 7pm. He also commented that he was nervous about who the developer and builder might be. He stated that Attorney Gelerman told him they will know in the next 60 days.

The ANR Plan, site plan and easement plan for the pump station are completed.

Tom Houston said he was satisfied with the stormwater plan.

Mr. O'Cain said he spoke to the DEP and the Clubhouse is all set with regards to the addition. It is appropriate to leave it connected to the existing system until treatment system is up and running. The capacity is not being increased.

Mr. Pinkowitz said if Town Counsel and the Town Engineers are satisfied and there are no substantial questions he is comfortable to move forward.

Mr. Maidman asked for confirmation that invoices for attorney fees as well as advertising were up to date. He questioned why the details of the builder and developer will not be known for 60 days.

Attorney Shelmerdine said that the owner/developer of the townhouses owns the 12.5 acres on which to build the infrastructure. They will create a master deed so that it can be sold to an individual owner.

The golf course and the clubhouse are owned by someone else and it is currently Jeff Weintraub.

Mr. Pinkowitz moved to accept the site plan application recreation and residential overlay district project for Cape Club Estates decision dated 4/5/18. Mr. Pannone seconded the motion and the Board voted 3-1-0.

Mr. Pinkowitz moved to approve the ANR Plan for Cape Club of Sharon 25 Tiot Street dated 3/27/18. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor. The Board signed the Form A.

Marijuana Articles

Mr. Blaszkowsky reviewed with the Board that they voted against article 22 to ban recreational marijuana establishments in Sharon. Mr. Blaszkowsky brought up that if we have to have establishments in town why not look at it as a revenue generator for the town. More will represent maximum revenue to the town. On that issue he wanted to raise the issue for a 2nd vote on whether should allow one and only one or should we remove the limit to enable there to be more licenses by not approving this particular article. Mr. Blaszkowsky stated does an increase in competition above one increase revenue? The Board discussed. Mr. Maidman moved to vote if we should reconsider the vote from last week. Mr. Pinkowitz seconded the motion. They voted 1-3-0. Last week's vote stands. The Board did not approve re-voting.

Adjournment - The Board voted 4-0-0 to close the PB meeting at 8:40 PM

Future Scheduled Meetings 4/12 and 4/26 or 5/3