

Town of Sharon Planning Board  
Meeting Minutes of 5/22/13  
Approved 6/5/13  
Sharon Community Center  
Filmed by SCTV

**Planning Board Attendees**

Ben Pinkowitz	Anne Bingham
Rob Maidman, Clerk	Pat Pannone - absent
David Milowe, Vice Chair	Peter O'Cain, Town Engineer

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**Other Attendees**

Tom Houston	
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**Opening**

Vice Chair David Milowe called the meeting to order at 7:30 PM and read the Chair's Report.

**Bella Estates**

Town Engineer, Peter O'Cain stated that the 6 lots at Bella Estates were auctioned and will soon be released. He said 155-157 holds the bond but sold several lots to another developer who went bankrupt. There was a restraining order on these lots from the Attorney General. Mr. O'Cain said he wrote a letter to Town Counsel to determine what happens if one party owns lots and one holds the bond. How can enforcement of storm water issues etc, be handled. Mr. O'Cain is meeting with Attorney Gelerman to determine this. Work at the property has not yet started. He said taxes for the property were resolved yesterday, according to the Town Treasurer. \$428,000 is left on the bond should it need to be tapped.

Mr. O'Cain will provide updates on Bella Estates as they occur.

**Elections**

The Board held officer elections.

Mr. Milowe moved to nominate Mr. Pannone as Chair. Ms. Bingham seconded the motion. The Board voted 4-0-0 in favor.

Mr. Milowe moved to nominate Mr. Maidman as Vice Chair. Ms. Bingham seconded the motion. The Board voted 4-0-0 in favor.

Mr. Milowe moved to nominate Mr. Pinkowitz as Clerk. Ms. Bingham seconded the motion. The Board voted 4-0-0 in favor.

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**Discussion**

Mr. Maidman asked if anything is in the pipeline for Fall Town Meeting. Mr. O'Cain said that there are rumblings about Rattlesnake Hill.

Ms. Bingham said she would like to bring up the issues of fences around the lake. A brief discussion ensued.

### **Subdivision Regulations**

Tom Houston brought the Board a draft copy of the Subdivision Regulations with updates to date. He said the big change is the storm water management LID changes. He reviewed these changes and a detailed technical conversation ensued with Peter O'Cain.

The fee section was also reviewed as well as the need for all Boards to communicate better when large projects are involved.

Mr. Houston then provided an overview of the many suggested changes he made. A deeper discussion will be set for the end of July which will give the Board members a chance to review the document and provide comments.

Mr. Milowe also suggested that a section be added to include a list of surety companies that the Town Treasurer is comfortable with for performance bonds.

Mr. O'Cain also stated that he would like to change the requirement of plantings in cul-de-sacs islands and would like the island to be lowered into the ground to act as an infiltrating area. He said having trees within the grass strip damages sidewalks and will not work with the proposed roadway cross-section and underground utilities.

### **Minutes**

The approval of the 5/8/13 minutes was deferred until 6/5/13.

### **Adjournment**

Mr. Maidman moved to adjourn at 9:40 PM. Mr. Pinkowitz seconded the motion. The Board voted 3-0-0 to adjourn.

### **Attachments**

1. Draft Subdivision Regulations