

Town of Sharon Planning Board

Meeting Minutes of January 11, 2007

Amended and Approved on January 24, 2007

Planning Board Attendees

Eli Hauser - Chair	Amanda Sloan - Clerk
Arnold Cohen – Vice Chair	Paul Lauenstein

Guests

Fred Clark	Walter Mirrione
Mike Campagnone – Miller Engineering	

Meeting Initiation

Meeting was called to order at 7:30 pm by Chair Eli Hauser

Meeting Discussion

Chair's Report

- Performed by Mr. Hauser

Meeting Minutes of 12/20/06

- Board reviewed the draft meeting minutes of 12/20/06. Mr. Cohen made a motion to approve the meeting minutes of 12/20/06 as amended and Mr. Lauenstein seconded the motion. The Board voted 4-0-0 in favor.

Sign Review

None to report

Bond Approvals

Mr. Clark and Mr. Mirrione came before the Board to discuss the next phase of the bond that they had given in November 2006 regarding Hunter's Ridge. Mr. Mirrione stated he made contact with two neighbors and will follow up with a letter and a meeting regarding the agreed to buffer. With reference to the fence, he is in contact with Mr. O'Cain and the Building Inspector. Mr. Mirrione has agreed to place a fence running along the top of the slope between lots 3 and lots 20. It will be a 3ft split rail fence made of white vinyl containing a finished look. Mr. Clark requested the Board approve the second bond recommendation for Hunter's Ridge. Mr. Cohen moved to approve the surety bond for the second bond received per Peter O'Cain's 11/22/06 memorandum to increase the surety from \$163,000 to 409,000. Ms. Sloan seconded the motion The Board voted 4-0-0 in favor.

Form A

Mr. Campagnone from Miller Engineering, representing the Wisotsky property on Bullard Street presented the Board with a plan to subdivide the property into six lots. The Board reviewed the regulations against the plan and determined the plan met the criteria. Mr. Campagnone was also asking for a waiver from all requirements of section 3.1.2.12 which require a wetland survey of all areas within 150 feet of the property line; and is relying on GIS information downloaded from the state website instead. There was discussion about who delineates wetlands in these cases. Because the wetland area in this case is very small, the Board agreed the GIS information would be sufficient, but Ms. Sloan offered to check with Peter O'Cain on what the normal procedure is for delineating wetlands for Form A cases. Mr. Cohen moved to approve the plan of Serge and Marian Wistosky of 89 Bullard Street as not requiring approval under the subdivision control law. Mr. Lauenstein seconded the motion and the Board voted 4-0-0 in favor.

Rezoning for S. Main Street

As per Mr. Hauser, Mr. Tom Houston's firm will be assisting in developing a proposed zoning bylaw for this property. Mr. Hauser provided Mr. Gelerman with the text used four years prior. He also advised the Board that with the current statistics, the project has a projected \$2.5 - \$3.5 million-dollar annual tax revenue to the Town. Mr. Cohen questioned whether these numbers were realistic. Mr. Intoccia has agreed to allow testing on the land for water and will provide 11 acres where the water is located, if it is found. Roads would be set up to minimize traffic to neighbors. The land in the front of the property is proposed for 75-100 affordable apartments.

Prospective candidates for open Planning Board position

Mr. Hauser will contact Mr. Bradley regarding receiving a formal letter of resignation from the Board.

Mr. Seth Ruskin and Mr. Andy Schwartz came before the Board to describe their interest in filing Mr. Bradley's vacated position on the planning Board until the term expires in May 2007. Mr. Hauser provided an overview of the functions of the Planning Board to each of the two candidates. The description included the Board meeting every two weeks and the work concentrating in three areas:

- a) Transactional, which involves looking at Form A's, sign reviews, subdivisions, authorizing bonds and releases of bonds.
- b) Recommending zoning regulations that include design and improving regulations to guide developments as well as public hearings.
- c) Participation in the planning for the long-term growth of the Town.

It was determined that the appointment of a person to fill the open Planning Board position is an open ended process and is at the Selectmen's discretion. Mrs. Cheyer volunteered to place a notice in the Sharon Advocate describing the position and its duties.

Calendar of Events

The BOS and the Economic Development Committee will host a joint meeting on January 22nd to discuss the S. Main rezoning project. In addition, Mr. Intoccia will present to the Finance Committee on 1/22/07 and to the Board of Health on 1/29/07.

The next meeting of the Planning Board will be held on January 24th at 7:30 pm, Town Hall.

The following Planning Board meeting will be held on February 14th at which time Mr. Michael Intoccia will present to the Board regarding his redevelopment plan for the S. Main property.

Mr. Hauser proposed February 28th as a date for a public hearing on South Main Street Rezoning in preparation for a Special Town Meeting to be held on March 12th, 2007.

Meeting Adjournment

Mr. Cohen moved to adjourn meeting at 11:00 PM; Mr. Lauenstein seconded the motion; passed unanimously.

Respectfully submitted,

Rachelle F. Levitts

Administrative Assistant