

**Town of Sharon  
Economic Development Committee  
Virtual Meeting via Zoom**

**EDC Meeting Minutes  
10/25/21**

**EDC Members**

Rob Maidman, Chair	Alan Lury
Jim Berish	Pasqualino Pannone <b>absent</b>
Eli Hauser <b>absent</b>	Xander Shapiro
Milena Virrankoski	Aleksander Tomic

**Other Attendees**

Elizabeth Ellis	Maria De La Fuente

**Administration**

- Chair Maidman called the EDC meeting to order at 7:01 PM via ZOOM.

**Minutes**

- Mr. Shapiro moved to accept the minutes of 9/27/21 and Mr. Berish seconded the motion. The Committee voted 5-0-0 unanimously in favor of approval.

**Route 1 Corridor**

- Chair Maidman shared what he and Mr. Berish prepared regarding the Route 1 corridor. This is designed to be a blue print for others. The Committee reviewed the format. Mr. Berish reviewed the appendices and explained they should be used to support what is needed. Conclusion and recommendations should be at the end. Route 1 is limited but tests what can be saved. Template to be applied to other business districts.
- Mr. Lury said he can work with this well laid out format. It is logical.
- Mr. Shapiro said he likes the format as well. He and Ms. Virrankoski did the write up for Heights.
- Ms. Virrankoski said this will help build the image of what improvements would bring.
- The teams for write ups include Berish/Maidman for Route 1, Virrankoski/Shapiro for Heights, Pannone/Hauser for P.O. Square. Lury/Pannone for Shaw's Plaza. Mr. Tomic needs to be assigned to a write-up.
- Maidman/Shapiro will homogenize and write executive summary.

**Master Plan Update**

- Ms. Ellis updated the Committee and said she has finalized the list of businesses on Route 1 to call. She has left messages for owners and is curious about what owners of undeveloped land think especially if we get sewers in that corridor.
- Ms. Ellis said she is working on Town Meeting items to be discussed at the Master Plan meeting on 11/1.

- Regarding the Master Plan interface, she is working with the Planning Board on their roles and responsibilities.
- Regarding solar, Mr. Shapiro said the landfill milestones are things that can be addressed. All are on track at the High School and they are looking at the Middle School and other locations. The Committee functions well. He attended Sharon Day and there was good interaction with the Community.

### **Zoning Regulation updating and re-codification status**

- Ms. De LA Fuente said they are in the process of updating and simplifying zoning regulations with Mr. Bobrowski. She said she discussed the needs and at the next meeting on 11/3 changes and discussion will occur regarding the role of the Planning Board and ZBA.
- Regarding solar she said it can be implemented where the Dover Amendment applies. As an example you can have solar at schools and churches. Mr. Bobrowski wants to change the way it is written.
- Mr. Shapiro said he is excited that Ms. De la Fuente found a grant to support this process.
- Mr. Maidman asked regarding overlay districts, what does Mr. Bobrowski see as role of overlay district as opposed to rewriting zoning.
- Ms. De la Fuente said the overlay zoning is a quick fix.
- Mr. Maidman said this will be up to the Planning Board and how it addresses community and inputs regarding setbacks and solar. Does this precede existing zoning because it falls under Dover?
- Ms. De la Fuente said churches and schools are where solar can go. She will double check with Mr., Bobrowski to see if existing setback rules apply or can they be ignored.
- Is there a mechanism for EDC to help for zoning when applies to businesses? How are business district requirements addressed with other towns?
- Ms. De la Fuente said she is looking for grants for solar panels at the well 2 site, Audubon and Moose Hill Street.

### **Next meeting dates**

- The next scheduled EDC meeting dates include: 11/15, 12/6

### **Adjournment**

- Mr. Berish moved to close the meeting and Mr. Shapiro seconded the motion. The vote was unanimous 6-0-0 via roll call to conclude at 8:05 PM.