

Town of Sharon Planning Board  
Minutes of 1/5/17  
Sharon Community Center  
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<b>Planning Board</b>	
Ben Pinkowitz, Chair	Peter O'Cain, Town Engineer
David Blaszkowsky	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin <b>absent</b>	Rob Maidman
Pat Pannone	

**Other Attendees**

Roni Thaler	Bob Shelmerdine
Eric Dias	Joel Fishman
Jim Jermyn	David Morris

**Meeting Initiation**

Mr. Pinkowitz called the meeting to order at 7:30 PM and read the Chair's Report.

**Meeting Minutes**

Mr. Maidman moved and Mr. Pannone seconded approval of the minutes of 12/22/16 as amended. The Board voted 2-0-2 in favor of approval.

**Continuation of Diamond Residences Public Hearing**

Mr. O'Cain commented that he performed a preliminary review of the Definitive Subdivision Plan for this project and it is on course. At the next meeting, waiver requests can be discussed.

Eric Dias, Engineer for the project, provided the Board with a brief presentation and stated that he submitted a formal Notice of Intent to the Conservation Commission. He stated he is exchanging comments back and forth with Mr. O'Cain regarding changes and all is going smoothly.

Jim Jermyn requested that an additional street light be added near to his home. Mr. O'Cain will look into this request.

The Public Hearing was continued through to the 2/2/17 meeting.

**Sharon Gallery**

Bob Shelmerdine came before the Board to review uses in Business District D. The owner of the property, Mr. David Spiegel, would like to expand these uses. Mr. Shelmerdine is working with Mr. Houston to expand the existing zoning by-law to include additional uses for the Business District D zoning district.

Mr. Shelmerdine would like the Planning Board to sponsor the article.

Mr. Pannone commented that he wants to ensure language for dark sky compliance is included.

Mr. Blaszkowsky wants to make sure that gaming is not included within the definition.  
Mr. Shelmerdine stated it is not included.

**Spring Valley**

Bob Shelmerdine stated that with reference to Spring Valley he is told that a subdivision plan is being developed.

**Other Items**

Mr. Blaszkowsky expressed interest in being a part of a group to discuss all town issues in one group. Mr. Pinkowitz said he would e-mail Mr. Turkington regarding this.

**Adjournment**

The Board voted 4-0-0 to close the PB meeting at 8:45 PM

**Future Scheduled Meeting**

1/19, 2/2 (no Ben, Diamond Residence Public Hearing), 2/16, 3/2.