

## **Town of Sharon Planning Board**

**Minutes of 3/21/19**

### **Sharon Community Center**

#### **Planning Board Members**

Pasqualino Pannone, Chair	Shannon McLaughlin
Rob Maidman, Vice Chair	Peter O'Cain, Town Engineer
Kai Yu, Clerk <b>absent</b>	Lance DelPriore, Asst. Town Engineer
David Blaszkowsky	

#### **Meeting Initiation**

Chair Pannone called the meeting to order at 7:35 PM and read the Chair's report.

#### **Meeting Minutes**

Mr. Maidman moved to approve the minutes of 1/24/19 and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

#### **ANR 339 and 341 South Main Street**

Mr. O'Cain reviewed the ANR for 339 and 341 South Main Street. After a brief conversation Mr. Maidman moved to approve the ANR request for 339 and 341 South Main Street for conveyance of land to accommodate the existing fence. Mr. Blaszkowsky seconded the motion and the Board voted 4-0-0 in favor of approval.

#### **Public Hearing - 810 South Main Street**

Mr. Maidman read the legal as follows:

The Planning Board will hold a Public Hearing on March 21, 2019 at 7:30 PM at Sharon Community Center, 219 Massapoag Avenue, 2nd Floor Hearing Room, to review a proposed Annual Town Meeting Article to amend the Town of Sharon Zoning Map to remove the following parcel of land from the Single Residence A District and establishing the same as part of the Business District B:

The property known and numbered as 810 South Main Street, Sharon, Massachusetts and shown as assessor's map 37, parcel 6, lot 0, and consists of approximately 16,585 square feet and is shown on a plan entitled "Department of Public Works, Engineering Division, GIS Team, February 2009," a copy of which is on file with the Town Clerk.

The full text of the proposed Article is available in the office of the Sharon Town Clerk at 90 South Main Street, in the Engineering and GIS Division office of the Sharon Department of Public Works at 217R South Main Street during normal office hours and at the Sharon Public Library during normal business hours.

All interested parties should attend.

Mr. Blaszkowsky moved to open the public hearing and Mr. Maidman seconded the motion. The Board voted 4-0-0 in favor of opening the public hearing.

Mr. O'Cain stated that as part of the Shaw's Plaza change, the parking lot needs to be realigned. The Town will sell a piece of land to compensate for parking spaces lost when the entrance is redone. This article is to rezone the parcel to match Shaw's Plaza zoning so they can rebuild spaces. The Town needs the signalization to happen to make the mall happen. The mall and Shaw's Plaza owners negotiated to make the owner whole. Mass Dot needs to approve all signals. Tom Houston will work with the Town Engineer on this project.

Ms. McLaughlin moved to close the Public Hearing and Mr. Blaszkowsky seconded the motion. The board voted 4-0-0 in favor of closing the hearing.

Mr. Maidman moved to accept the article as presented. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of approval of this article.

#### **Public Hearing - Name change of Board of Selectmen to Select Board**

Mr. Maidman read the legal as follows:

The Sharon Planning Board will hold a Public Hearing on March 21, 2019 at 7:45 PM at the Sharon Community Center, 219 Massapoag Avenue, 2nd Floor Hearing Room, to review a proposed Annual Town Meeting Article to amend Sections 2315, 2327, 2329, 4170, 4220, 4388, 4398, 4618, 4670, 4911, 5110, 6110, 6232, 6332, 6342 and 6343 of the Zoning Bylaws and any other applicable section, if any, to delete all instances of the phrase "Board of Selectmen" and replacing those instances with the phrase "Select Board."

The full text of the proposed Article is available in the office of the Sharon Town Clerk at 90 South Main Street, in the Engineering and GIS Division office of the Sharon Department of Public Works at 217R South Main Street during normal office hours, and at the Sharon Public Library at 11 North Main Street during normal business hours.

Mr. Blaszkowsky moved to open the public hearing and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of opening the public hearing.

The Board discussed their opinion son the changes and requested that the proponent attend the next meeting to discuss further.

The Public Hearing remains open.

#### **Signs**

1. 5 Post Office Square name change. Mr. Blaszkowsky moved to accept the sign and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.
2. SLN sign on South Main Street - applicant wants it internally lit. The sign is wider than the regulations state. The Board asked that the applicant come back with a sign that meets the guidelines and is not internally illuminated. Mr. Maidman moved to make Peter O'Cain agent of the Board in conveying the concerns to the proponent. If it is a negative reaction the proponent will be asked to appear. If the applicant eliminates the internal lighting and the material is not plastic, then Ms. McLaughlin seconded the motion and the Board voted 4-0-0- in favor of making Peter O'Cain Agent of the Board.

### **Cape Club**

Bob Shelmerdine came before the Board informally to let them know that they are modifying the plan by changing the layout. They are changing the parking lot and moving a group of the town homes.

### **Other**

1. Obtain Planning Board financial information from Town Accountant.

### **Adjournment**

The Board voted 4-0-0 to adjourn the meeting at 9:15 PM.

### **Future Scheduled Meetings**

4/11