

## **Town of Sharon Planning Board**

**Minutes of 12/5/19**

### **Sharon Community Center**

#### **Planning Board Members**

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

#### **Meeting Initiation**

Chair Maidman called the meeting to order at 7:33 PM and read the Chair's report.

#### **Meeting Minutes**

Mr. Yu moved to approve the minutes of 10/24/19 and Mr. Blaszkowsky seconded the motion. The Board voted 3-0-1 (McLaughlin) in favor of approval.

#### **ANR 81, 81A and 83 Massapoag Avenue**

Mr. DelPriore commented that he reviewed the ANR Plan and it meets all local bylaws for ANR Plans. The owner wants to consolidate his properties for convenience. Mr. Yu moved to approve the ANR as presented. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 in favor of approval.

#### **Cape Club**

Bob Shelmerdine representing the Cape Club came before the Board to present an informational discussion. He said they have site plan approval for the property. 4 properties are now occupied in phase 1. He said the developer is leaving phase 1 as is. He said they want to move some town houses from the 2<sup>nd</sup> phase and create a 4<sup>th</sup> phase so that the townhouses are not in the main traffic flow. By pushing the townhouses back, people can use the club house and the parking lot will remain the same. Traffic will not impact the proposed residential areas. He is going to submit a modification to the plan.

A public hearing will be held on December 19<sup>th</sup> to discuss this project more formally. Mr., Shelmerdine said that he has spoken to Town Counsel regarding altering the current restriction. He needs to go back to the Select Board to discuss.

This is an over 55 community where one person has to be over age 55. . The restaurant and golf course is private. He is also proposing bill boards on the property and at Sharon Gallery. These digital billboards can be 60 feet high. He said it is a revenue and tax generator for the Town. The treatment facility will move closer to Phase 2.

### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

### **Future Scheduled Meetings**

12/19, 1/9, 1/23

### **Adjournment**

The Board voted 4-0-0 to adjourn the meeting at 9:00 PM.