

Town of Sharon Planning Board

Minutes of 1/9/20

Sharon Community Center

Planning Board Members

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

Other Attendees:

Tim Parker – Archer Signs

Meeting Initiation

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

Meeting Minutes

Mr. Yu moved to approve the minutes of 12/19/19 and Mr. Pannone seconded the motion. The Board voted 3-0-1 (McLaughlin) in favor of approval.

Sign William Raveis

Tim Parker from Archer Signs representing William Raveis presented a sign proposal for the building being shared with Diamond Builders. There will be 2 signs each being 22 square feet. Mr. O'Cain said they conform to the appropriate sizing. The proposed signs will be internally lit and the Board expressed their dislike for internally lit. Gooseneck lighting was suggested and the applicant said he would meet with his clients and come back to the Board. The rear building sign presented was satisfactory. The applicant will provide color swatches for both signs. He will redo the sign with gooseneck lighting.

Cape Club

The Public Hearing will remain open until the January 23, 2020 meeting.

Draft zoning regulation for retail gun and ammunition shops

Chair Maidman reviewed that he asked Attorney Whalen to draft a zoning bylaw amendment to allow firearms businesses in the Light Industrial District, only. This was due to actions taken by the Town of Dedham when they received an application for a retail gun and ammunition store to be sited in proximity to a park, day care facility, and residences. Chair Maidman has spoken with Police Chief John Ford and Town Administrator Fred Turkington regarding Sharon's zoning regulations. Town Counsel has drafted text that would allow such enterprises in town but require

them to be sited in the light industrial zone, an area alongside Route 1, and subject to additional requirements. Chair Maidman said he will circulate the regulation to the Finance Committee and the Select Board and ask for their support at the Spring Town Meeting. The proposed language is as follows:

ARTICLE – GUN SHOP ZONING

To see if the Town will vote to amend the Zoning Bylaw by adding a new subsection (6), to Section 2331.j., to allow retail or wholesale sales of firearms or weapons, ammunition and firearms equipment or accessories, only in the Light Industrial Zone, as follows:

(5) Firearms Business, as defined in Article V, Definitions.

And by

FIREARMS BUSINESS: A retail or wholesale operation involving the purchase or sale of firearms or weapons, as defined in MGL c, 140, § 121, with or without ammunition and/or firearms equipment or accessories, by a federally licensed firearms dealer.

Or take any other action relative thereto

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Ms. McLaughlin commented that it's appropriate to limit to that zoning area as it would match the character of businesses there.

Mr. O'Cain asked if there will be a restriction on the radius to other business like school and places of worship.

Mr. Pannone said he would like to know what other towns have done.

Chair Maidman will ask Town Counsel to perform additional research.

MAPC Grant

Mr. DePriore will check to see if the MAPC grant could be used for Master Plan implementation.

Mr. Maidman discussed resurrecting the Master Plan and Economic Development Committee. If funds are available from the Select Board then a Committee can be created.

A brief discussion ensued regarding the committees and should they be separate.

Mr. Pannone suggested joining a regional Chamber of Commerce.

Mr. Maidman asked who should propel this forward.

There was discussion that a part time employee might be needed to help with grants. The implementation committee for the Master Plan would work with the part time consultant. They would lead the charge with the Planning Board's assistance.

Ms. McLaughlin suggested one Select Board member is on the implementation committee with the Planning Board to help move the process forward.

Upcoming Subdivisions

Birch Hill – much of the land is wetlands. The architect is still working with the owner.

Cape Club – Town Meeting needs a vote to approve proposed changes.

Audubon lots were purchased by Michael Intoccia.

There are 4 ANRS on Mountain Street.

Sharon Park South Warehouse is being built behind Charles River Apparel on Route 1. Mr. DelPriore will send the name of the owner to Chair Maidman. He wants a better understanding of what is being planned/proposed.

Future Agenda Topics

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

Future Scheduled Meetings

1/23, 2/6, 2/27, 3/12, 3/26,

Adjournment

The Board voted 4-0-0 to adjourn the meeting at 8:35 PM.