

Town of Sharon Planning Board

Minutes of 1/23/20

Sharon Community Center

Planning Board Members

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

Other Attendees:

Tim Parker – Archer Signs

Bob Shelmerdine – Cape Club

Shane Oates - Engineer Cape Club

Laura Nelson – Resident

Meeting Initiation

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

Meeting Minutes

Mr. Yu moved to accept the minutes of 1/9/20 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Sign William Raveis

Tim Parker from Archer Signs representing William Raveis returned to present a sign proposal for the building being shared with Diamond Builders. The applicant provided color swatches for the new sign and said that Diamond is reusing their current sign. Both signs will be placed within the recessed panels. They chose white gooseneck lights instead of internally lighting the sign which the Board had disliked. The gooseneck lights will be on a timer.

Mr. Pannone moved to approve the lighting and signs for William Raveis and Diamond Companies as presented. Mr. Yu seconded the motion and the Board voted 3-0-0 in favor of approval.

Cape Club

Bob Shelmerdine representing Country Homes Town Homes LLC stated that the property is on a 12.5 acre plot. He said we met on 12/9 and 12/23 and made a presentation. He submitted a

full set of plans and drainage. Drainage is to be reviewed by Tom Houston. He said he would like to be on the agenda for 2/6/20 once Town Engineer Peter O'Cain has a chance to review.

Attorney Shelmerdine reviewed the phasing plan and said there are 4 phases. He reviewed the proposed changes/reconfiguration. He said they need to rework the club parking plan to get 157 spaces. The reconfiguration in the new modified plan for phase 2, 3 and 4 needs to dip into land that's not residential. He said they will be going to the Select Board to review the new configuration. He said they will also need a new Town Meeting article to uncouple a restriction. They think this is a better design. The Select Board will take action when they have the Planning Board's approval.

Mr. Pannone asked about the billboards that were proposed. Mr. Shelmerdine said they will be approved by the ZBA. They are on a 350 foot strip at the boundary of Spring Valley and I95. Mr. Pannone commented that there are restrictions and setbacks for billboards from residential property. Chair Maidman asked that Mr. Shelmerdine certify that it is not an impediment. Mr. Shelmerdine said he will get the exact location. Mr. Pannone asked that it be identified on the site plan along with the setbacks.

Mr. Shelmerdine said this will be an amendment on MOU changing plan with no more than 52 units and 104 bedrooms. He said that the Town Meeting needs to release the restriction. Mr. Pannone asked if this is a 2/3 vote and Mr. Shelmerdine said he will discuss with Attorney Gelerman. He said they need the vote by the Planning Board on the decisions. This is a condition the Select Board needs to pass.

Chair Maidman said that the Cape Club presentation at Town meeting must be concise, fully explain why these changes are being requested, and provide a full complement of maps and visual depictions.

Chair Maidman said he wants certification/documentation that the signs are not impeded by the changes proposed outside of setback.

Mr. Shelmerdine said the sole authority on the development plan is the special granting authority which is the Planning Board. The new design spreads out the townhomes and reduces conflict in traffic.

Mr. Oates will add setbacks to the plan and a zoning table with references.

Mr. Shelmerdine reviewed the ownership of the property and all legal mechanisms in place which dictate the responsibility. The Trust establishes 2 members: Class A owner of the golf club and course and Class B owner of lot 2 the condo trust represented by the trustees of the condo board.

The Public Hearing is continues to 2/6/20

Draft zoning regulation for retail gun and ammunition shops

Further discussion deferred to another meeting.

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

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

Adjournment

The Board voted 3-0-0 to adjourn the meeting at 9:15 PM.