

Town of Sharon Planning Board

Minutes of 2/6/20

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	

Other Attendees:

Dick Gelerman – Town Attorney

Cheryl Weinstein - Library

Lee Ann Amend - Library

Carolyn Weeks - Library

Bob Devin - Rattlesnake Hill

Bob Shelmerdine - Cape Club

John Beagan - Resident

Meeting Initiation

Chair Maidman called the meeting to order at 7:36 PM and read the Chair's Report.

Meeting Minutes

Mr. Yu moved to accept the minutes of 1/23/20 and Mr. Blaszkowsky seconded the motion. The Board voted 2-0-1 in favor of approval.

New Library

The Trustees of the Library along with the Library Director presented the following information to the Planning Board. The new building is in the design development phase. The building interior is currently being tweaked. A package is being put together for the ZBA for 3/11. Shovels should be in the ground by summers end with the soft opening on November, 2021. The Trustees stated the library is a place to gather and work. The library programming has a long range plan over the next five years. There is a Strategic Plan Committee of 12 people who have created surveys for community goals, objectives and actions for determining the support for the community.

Technologies are available in the building. There will be a hearing loop for the community room for site and hearing impaired. There will be computer aided software and innovation center technology space for computers, engineering, and art and math and life skills. There will be a warming center as it has generators in case of a power outage.

There will be a business pod with small meeting rooms available as public space to reserve. There will be a youth space and a teen/tween space. Staffing will remain the same. There will be six quiet study rooms, and a 3 d printer.

Chair Maidman commented that the library is not open on Sunday. Ms. Amend said the Town did not vote to keep it open on Sunday. Ms. Weinstein said she will look into seeing if this can be changed. The Planning Board supports the library being open on Sundays so that more people can partake in the service offered.

Chair Maidman asked about the interaction with the neighborhood and Ms. Weinstein said that a committee e has been created to work with neighbors and trustees. There was also a meeting held with the neighbors who live within 300 feet of the building to voice their concerns. A town website link will be added.

ANR Rattlesnake Hill

Brickstone will retain enough land to maintain 4 buildable lots that meet title 5 percolation requirements and size regulations for building. 50% of the lots must not be disturbed for trees. The lots will be developed late summer 2020.

Mr. O'Cain said he reviewed the ANR and all requests conform to the regulations. Septics can fit on all lots. There is a minimum amount of parking frontage on the existing Mountain Street. They are a 2 acre minimum lot area for 4 bedroom homes. Brickstone needs to file with Mass Endangered Species.

Dick Gelerman said there is a Conservation Restriction on all land being given to the Town as it is owned by the state.

Mr. Blaszkowsky moved to accept the ANR at 400 Mountain Street. Kai Yu seconded the motion. The Board voted 4-0-0 in favor of approval The Board signed the ANR.

Cape Club

Chair Maidman informed Mr., Shelmerdine that they cannot use Fairway Drive as a street name because Fairway Lane already exists in Sharon.

Bob Shelmerdine representing Country Homes Town Homes LLC met with the Board to continue the Public Hearing. He said he would discuss billboards; locations of the Townhouses, percentage of votes needed for Town Meeting, the question of affordability and abutters issues.

Mr., Shelmerdine said he contacted two companies regarding billboards: Carroll Advertising and Out-front Media. There are two sets of rules that govern placement that include location and

federal regulations. The state makes the determination if the site is acceptable and government requires permitting issues that meet certain requirements.

Mr. O'Cain said to make sure that a structure like this has a fall zone. It is a zoning requirement in the Route 1 and 95 corridors. Mr. Shelmerdine identified that the closest residence to the sign is 675 square feet away.

Mr. Beagan, a resident in the area commented that the billboard is not on the tax bill. Mr., Shelmerdine commented that it is up to the ZBA for billboard placement. It is irrelevant to the site plan review.

Chair Maidman read a letter from abutter Laura Nelson regarding the property and her thoughts. Mr. Shelmerdine said he wants to have a neighborhood meeting with the abutters in the next couple of weeks.

Mr. Shelmerdine said they want to change the plan by taking 18 units out of the original location. He said the most valuable placement is open space. On the original plan there were 3 tiers of units and the site distance was not as good. There was a traffic hazard and then 8 units had no open space. The proposed change will provide that all townhouses have a good view of open spaces and a more open feel. They must keep 157 parking spaces. Mr. Shelmerdine identified on the plan where the treatment facility and leaching field is located. Mr. O'Cain commented that he needs to see the plan for the treatment plant. This is an issue for him as it is not indicated on the plan. Mr. Pannone said the 1st plan was from an engineer's point of view. The 2nd plan has a better aesthetic and makes the area more elegant. Mr. Shelmerdine said he feels it is a better design.

Mr. Maidman commented that this change needs to go through a Town Meeting approval process and Mr. Shelmerdine said it will need a 2/3 vote. Mr. Shelmerdine said they want to make a better project. The MOU needs to be approved. He said he received preliminary comments from the DPW and Tom Houston will provide his comments.

With reference to affordability, he said his client does not think this is a benefit to the developer. They agreed to give a pump station, \$4,000 per unit and the High School golf team can use the course. It is age restricted which is hard on the marketing. Chair Maidman asked Mr. Shelmerdine to revisit this with the developer.

The Public Hearing is continues to 2/27/20.

Draft zoning regulation for retail gun and ammunition shops

Further discussion deferred to another meeting.

Future Agenda Topics

Review of Post Office Square Design Guidelines

Discussion on the need for a Town Planner

Future Scheduled Meetings

2/27, 3/12, 3/26

Adjournment

The Board voted 4-0-0 to adjourn the meeting at 10:00 PM.