

Town of Sharon Planning Board

Minutes of 12/19/19

Sharon Community Center

Planning Board Members

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

Other Attendees:

Ed and Elaine Glebus - 252 Edgehill Road

Joel Fishman

Kevin Weber - Tree Warden

Meeting Initiation

Chair Maidman called the meeting to order at 7:37 PM and read the Chair's report.

Meeting Minutes

Mr. Yu moved to approve the minutes of 12/5/19 and Mr. Pannone seconded the motion. The Board voted 2-0-1(Pannone) in favor of approval.

Public Hearing for tree removal at 80 Canton Street

Vice Chair Yu read the Public Hearing Notice describing the need for removal of two trees at 80 Canton Street due to sight distance issues.

Mr. Yu moved to open the Public Hearing and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of opening the hearing.

Joel Fishman, Attorney for the homeowners provided pictures of the trees to be removed. He said they are close to the roadway and to the curve in the roadway. The homeowner has seen several car accidents and the removal will protect the homeowners.

Mr. Weber, the Tree Warden said he has been in touch with the homeowners and he understands their concerns. He commented that they do have a mirror across the street to view traffic. He said there is definitely a blind spot. If the trees were gone it would help with the line of sight. Mr. Weber said his only concern is that it is a heavily treed road and they need to be cautious and take the trees down because of sight distance. He said he will seek a stem for stem replacement cost due to the tree being in the right of way on a scenic road. The owner also needs to pay for the removal.

Mr. Pannone moved to close the Public Hearing at 8:05 PM and Mr. Yu seconded the motion. The Board voted 3-0-0 in favor of closing the hearing. A brief discussion ensued. Chair Maidman said each case should be evaluated on its own merits and he values Mr. Weber's judgement on these matters.

Mr. Pannone, moved to accept the proposed removal of trees at 80 Canton Street subject to Kevin Weber's stipulations. Mr. Yu seconded the motion and the Board voted 3-0-0 in favor of approval.

Cape Club

Mr. Yu read the Public Hearing notice regarding a special permit modification for the Cape Club of Sharon. At 8:07 PM Mr. Pannone moved to open the hearing and Mr. Yu seconded the motion. The Board voted 3-0-0 in favor.

Bob Shelmerdine representing the Cape Club came before the Board and stated that the special permit was obtained in April, 2017. It is a 12.5 acre property through the center of the golf course. There will be 52 age restricted town homes. The town homes location was approved in the original hearing. The Planning Board acts as the site plan approval authority. He described the initial location of the units and showed the new proposed change. He said the developer wants this for better traffic patterns.

Mr. DelPriore said he recommends postponing the decision as a potential technical issue could force a change. Mr. Shelmerdine said he will provide Mr. DelPriore with a complete set of drawings in a week.

In looking at the drawings, Mr. Pannone said the layout looks better but he does not like the parking lot being in front of the homes in phase 2. He asked how they will deal with noise issues, traffic and making the condos in this section more appealing. The engineer commented that they will be grading the road, creating an island and adding landscaping to buffer the lot. It will be an approximate 200 car lot.

Ed Glebus of 252 Edgehill Road said there are many wetlands and Mr. Shelmerdine commented that he does not think this new plan will affect their home.

Mr. Maidman asked if Mr. Shelmerdine anticipated any other modification and he said no.

Mr. Pannone suggested leaving the Public Hearing open until the January 23, 2020 meeting. Mr. Shelmerdine will speak with Mr. O'Cain to see if any outside consultants are needed.

Draft zoning regulation for retail gun and ammunition shops

Chair Maidman said 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. After receiving the necessary CORI and Police Chief approvals, the store was permitted to open for business at its preferred location. Chair Maidman said upon learning of this development, he began to investigate

applicable Sharon's zoning regulations with Police Chief John Ford and Town Administrator Fred Turkington. Sharon does not have any zoning laws in force specific to guns and ammunition retail. Given this and recent events throughout the USA, he believes that zoning regulation conforming to Massachusetts law, Federal law, and approval by the Massachusetts Attorney General would be in Sharon's interest. He therefore has asked Town Counsel to draft 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 Lisa is looking at what had been approved elsewhere by the Attorney General. This regulation will need the Police Chief and Town Administrator approval.

Planning Board Member Terms

Mr. DePriore researched the terms for Planning Board members and informed the Board that a 5 person Board is a State requirement. The main seats are elected and alternate members can be appointed. An alternate member can participate if a member is absent and can vote in place of a missing member. The Select Board appoints the alternatives at the request of the Planning Board. Mr. Pannone suggested that making the term 3 years instead of 5 would make the position more appealing. Mr. Yu commented that more people may be interested if the term was shorter.

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 3-0-0 to adjourn the meeting at 9:06 PM.