

## **Town of Sharon Planning Board**

**Minutes of 8/27/20**

### **Sharon Community Center**

#### **Planning Board Members**

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

#### **Other Attendees:**

Steve Rafsky - Sharon Gallery

Bob Shelmerdine - Sharon Gallery

David Spiegel - Sharon Gallery

Chrissy Ripley - Sharon Credit Union Sign

#### **Meeting Initiation**

Chair McLaughlin called the meeting to order at 7:05 PM.

#### **Meeting Minutes**

Mr. Blaszkowsky moved to accept the minutes of 7/30/20 and Mr. Pannone seconded the motion. The Board voted 4-0-1(Yu) in favor of approval.

#### **Sharon Credit Union Sign**

Mr. O'Cain reviewed the request for directional signs, entrance/exit and free standing signs for the Sharon Credit Union.

There is a branding change over and thus the reason for the new sign requests.

There is an Operation Center sign for 30 Pond Street that was reviewed. Mr. Pannone said he had no issue with the sign. The concern for the Board is the main sign at the branch is higher than the existing sign. They want to place a 32 square foot sign when 9 feet is allowable.

Mr. Blaszkowsky asked if due diligence was performed by SCU regarding the sign bylaws. Ms. Ripley responded that they provide concepts to SCU. All issues were not labeled. SCU wants more presence for people driving by and thus the reason for the larger sign. They want brand consistency. Mr. Blaszkowsky said that he wants consistency with the neighborhood.

Ms. Ripley said she is happy to readjust and look at the current signs on the street and come back with revised drawings.

Mr. Pannone agrees the signs are too large. Given the due diligence was not performed we cannot let it go. Mr. Yu said the sign is a big difference in size and agrees with Mr. Blaszkowsky. Mr. Pannone said we are a small community and do not need an extra-large sign.

Mr. Maidman asked if the sign is lighted. Ms. Ripley said it is lighted within subtly, higher end illumination. She does not know the specific lumens. Mr. Maidman asked how late at night will it remain illuminated. Ms. Ripley said that the time is negotiable.

Mr. Pannone said he doesn't have a problem with leniency but not 3 times the size.

Ms. Ripley said she will confirm existing sign size.

Chair McLaughlin said they are asking us to go way above what we can.

Ms. Ripley said they want to do a brand change.

Mr. Pannone moved to approve the sign for the Operations Building and glass window advertisement sign. The request for the free standing sign at the branch is rejected. Mr. Yu seconded the motion and the Board voted 3-1-1.

### **Capital Outlay Appointees**

Mr. Pannone moved to reappoint David Blaszkowsky and Rob Maidman as the Planning Board representatives to the Capital Outlay and Mr. Yu as the alternate. Ms. McLaughlin seconded the motion and the Board voted 5-0-0 in favor of this motion.

### **Community Preservation**

Mr. Pannone moved to reappoint Mr. Maidman as the Planning Board representative to the Community Preservation Committee. Mr. Yu seconded the motion and the Board voted 5-0-0 in favor.

### **Covenant Release 3 Tracey Lane**

Mr. O'Cain said when a subdivision is done you file a covenant until the Planning Board signs off on the infrastructure. This covenant was recorded in the 90's and the release was never done when the subdivision was completed in the 90's.

Mr. Pannone moved to authorize Peter O'Cain to sign the covenant for Tracey Lane from the 90's. Mr. O'Cain will contact the attorney working on this to affirm if Peter can sign the covenant release or if not then Chair McLaughlin will sign. Mr. Blaszkowsky seconded the motion and the Board voted 5-0-0 in favor.

## **Sharon Gallery**

Steve Rafsky provided an update on Sharon Gallery. He said activity since rezoning includes leasing activity, a letter of intent signed by Market Basket, environmental, ZBA site plan review, design approval and then a number of ZBA members resigned leaving no quorum. The review was withdrawn. There has been road design approval and then Covid-19. They have a new opportunity in a BJ's type tenant.

David Spiegel said he wants the Board to know much time and energy has been spent to get this built. He needs strong well capitalized tenants. Covid changed retail dramatically. Junior box stores at this time are at a standstill. They are asking to expand the approvals on the site to allow fuel to allow the attraction of owners like a BJ's tenant. The Master Plan they created for the space was shown to the Board.

Mr. Shelmerdine said a Public Hearing is needed. The Finance Committee needs to discuss perhaps on October 11<sup>th</sup>. He said he will prepare the legal ad for a public hearing to be posted for two successive weeks.

Mr. Rafsky showed the Board the buffer zones. The project is outside the buffer zones. A station is allowed across the street near Shaw's Plaza.

Mr. Spiegel said that Norwood Engineering does the site work. He engaged GZA an environmental firm. They have a meeting on 8/31 with the DPW and Fire Department to review the project for a gas station.

Chair McLaughlin asked Mr. O'Cain if he had any advice or comments. He replied that as per state regulations, they are tracking to state law.

Mr. Shelmerdine said he is working with Tom Houston on the bylaws and no traffic study is needed.

Mr. Spiegel said the tenant will not go to the site unless they have fuel.

Mr. Yu asked if the bylaw change idea is permanent to this area are we leaving open the possibility of gas stations there and Mr. Rafsky said yes. Mr. Spiegel said it is not designed as convenience; it is designed as co-tenancy for a retailer and its members.

Chair McLaughlin asked what use was the existing traffic studies based on. Mr. Spiegel said it is based on mixed use, 500,000 feet of commercial and office and 250,000 feet on residential. The reduction in traffic is based on this model.

Chair McLaughlin asked what is the perspective tenant mix look like and Mr. Spiegel said 2 anchors on the end. The middle 24,000 feet of retail has space for doctors etc. and mini box stores. Post Covid, these tenants do not exist.

Mr. Shelmerdine said the sequence of events for this to be presented at Town Meeting includes meeting with town boards, the Finance Committee. He said the BOS supports the article. They

are meeting with Conservation Commission as well. 9/24 was determined to be the date for the PB Public Hearing. The article will be placed in the Times Advocate.

Mr. Spiegel said GZA will look to ensure they have the proper documentation regarding the gas station and the environment.

Mr. Maidman said if granted, what is the certainty that the project will come to fruition. Mr. Spiegel responded that there is a very high possibility this will occur and once approved, they can start construction. They are still doing major site improvements at the property currently. They can build with highway approval.

### **Future Agenda Topics**

Review of Post Office Square Design Guidelines

Role of Planning Board in site plan review

Discussion on the need for a Town Planner

Zoning Bylaw 4391

### **Future Scheduled Meetings**

TBD

### **Adjournment**

Mr. Pannone moved to adjourn and Mr. Maidman seconded the motion. The Board voted 5-0-0 to adjourn the meeting at 8:30 PM.