

Town of Sharon Planning Board

Minutes of 1/5/23

Meeting held via ZOOM

Planning Board Members

Pasqualino Pannone, Chair	David Blaszkowsky - joined at 7:13 PM
Rob Maidman, Vice Chair	Peter O'Cain, Town Engineer
Xander Shapiro - absent	
Shannon McLaughlin, Secretary	

Other Attendees

Sonal Pai, Brian Collins, Ben Kafka, Bryan Bonina

Meeting Initiation

Chair Pannone called the meeting (via ZOOM) to order at 7:02 PM.

Meeting Minutes

Mr. Shapiro moved to approve the minutes of 12/22/22. Ms. McLaughlin seconded the motion. The Board voted 4-0-0 in favor of approval.

Sign for Sharon Family Dental - 26 E. Chestnut Street

Bryan Bonina from Signarama presented a flat panel pvc sign shaped as a tooth for Sharon Family Dental. There is no lighting.

Mr. O'Cain said the regulations state sign can be 6 feet square, the sign is 9 square feet but the wall sign is less than what is allowed.

Chair Pannone said they need to remain consistent with historical colors. Ms. McLaughlin agrees.

Mr. Maidman suggested the vendor align colors with existing approved Benjamin Moore or Sherwin Williams historical pallets and appoint Peter O'Cain as Agent of the Board.

Mr. O'Cain said he will write on the building permit that historical colors need to be selected. He will need to be provided with the historical color numbers. Lighting was not reviewed as part of this request.

Mr. Maidman moved to approve the sign for 26 E. Chestnut Street for Sharon Family Dental with a color palette stipulation and appoint Peter O'Cain as Agent of the Board. There is no proposed lighting to accompany this. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 by roll call vote to approve this sign request.

Zoning Articles Update

Mr. O'Cain said with reference to the MBTA zoning, a contract was signed with Jenn Goulston to assist and to ensure Sharon meets the requirements. This will not be a Spring Town Meeting article. Once we have the language figured out Mr. O'Cain said he will write this as a separate article. The proposed MBTA Zoning is due December, 2024.

Mr. O'Cain reviewed the articles: ADU, Short Term Rental Bylaw, definitions of lot coverage, dimensional table changes and Solar Energy. A conversation ensued. Mr. O'Cain said after tonight's discussion the articles should be ready to post to the public. These will be the proposed zoning bylaw changes for Spring Town Meeting.

With reference to ADU's, Ms. McLaughlin suggested this article be sent for legal review to ensure its language is legal and reflects what we want. Chair Pannone said it might be helpful to include diagrams of what is acceptable and what's not.

Ben Kafka, attorney stated that his mom wants to move into her carriage house in the back of her existing home. Due to the change in interpretation of the bylaw and waiting for the AG to reply there is an issue with the dimension setbacks. They are ready to move forward with their ADU application and he is looking for guidance surrounding the amendments and asked what the Planning Board's intent was.

Chair Pannone said that based on town comments we were not clear enough. We are trying to navigate this.

Mr. Maidman said our intent was not to cause difficulty.

Ms. McLaughlin said she is surprised and disappointed that Town Counsel did not reach out to the Planning Board to understand the intent. Legislative intent is important.

Mr. O'Cain said that the Town Board needs to follow what Town Counsel says. He told Mr. Kafka that he can write to the Town Counsel and challenge his findings based on PB intent.

Ms. McLaughlin said that we stated on record what our intent was. We are going through great pains to clarify our intent.

Mr. Maidman said we are talking about how to rectify this and suggested having a discussion with the building inspector and see if TC will issue an updated finding based on the PB intent.

A spirited discussion ensued regarding precise language for ADU's.

With reference to the Solar Bylaw, Mr. Shapiro will talk to the Solar Energy Committee regarding the language.

Dimensional table changes were reviewed.

Chair Pannone said at Town Meeting we will need to explain why we are making changes to the ADU language.

Mr. O'Cain said we need to clean the language and put on the website.

Other Items

Mr. O'Cain said he is still waiting on the Birch Hill document from Dick Gelerman.

The Gallery is still early on in process.

40 B on North Main Street is getting close.

Future Discussions

Review of Post Office Square Design Guidelines

Zoning Bylaw 4391

North Main Street property is a LIP. It will be filed as a comprehensive permit from the ZBA.

The Maskwonicut Bridge should be completed August 2024. Construction will occur around train schedules.

Next Scheduled Meetings

1/19

Adjournment

Ms. McLaughlin moved to adjourn the meeting and Mr. Blaszkowsky seconded the motion. The Board voted 5-0-0 by roll call vote in favor of adjournment at 8:30 PM.