

Town of Sharon Planning Board

Minutes 10/5/23

Meeting held via ZOOM

Planning Board Members

Shannon McLaughlin, Chair	Pasqualino Pannone
Xander Shapiro, Vice Chair absent	Peter O'Cain, Town Engineer
Rob Maidman, Secretary absent	
David Blaszkowsky	

Other Attendees

Laura Nelson, Frank Gobbi, Dianne Needle

Meeting Initiation

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

Meeting Minutes

Mr. Blaszkowsky moved to accept the meeting minutes of 9/7/23. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Sign 62 South Main Street

Mr. O'Cain said the Needle Group Real Estate is presenting 2 signs this evening. The first is a free standing sign which is approximately 24 square feet in a zone that allows for 6 square feet. They are also allowed a 30 square foot wall sign which they are not proposing. The second sign is a 5 square foot wall sign on the other side of the building.

The Board agreed that the color blue presented in the sign needs to be a color chosen from the historical Benjamin Moore palette.

Mr. Pannone suggested that we add a future agenda item to discuss signage and the allowable square footage. Mr. O'Cain said this is explained in the General Bylaw 221-16 for Business District A. This would need a TM vote to change.

The sign is PVC.

Chair McLaughlin said the rule is 6 feet. This is not a hardship. She feels 2 separate 6 foot signs would be better. The regulation is trying to control the size of the signs.

The Board discussed postponing the vote until the applicant checked size and perhaps redesigned. Ms. Needle asked the Board to vote.

Mr. Pannone moved to approve the sign design with confirmation of color meeting historical pallet requirements and with the exclusion from allowing a wall sign facing the street and approve the side sign facing the parking lot. Mr. Blaszkowsky seconded the motion.

Ms. Nelson of Edgehill Road said approving variances sets precedent until rules/bylaws change. Approving the sign this size does the Town a disservice.

Mr. Pannone said the Dedham Bank sign is beyond 6 feet. He recommends that we review the sign bylaw to determine appropriate square footage for signage. Survey signs around town and then make the determination.

Chair McLaughlin called a point of order to say we got confirmation from Peter O'Cain that the Dedham Bank sign was a replacement sign. Mr. O'Cain said it was a different style sign but roughly the same sign in the photo.

Mr. Blaszkowsky said we have made exceptions over the years. It makes sense to re-exam the issue or make suggestions to TM to make bylaw changes. Perhaps as a Board, we should walk around the center, look at existing signs and see what's reasonable. We will have a better position as a Board.

Chair McLaughlin said she agrees that we need to take a better look at rules and bylaws and do they make sense. We created our own mess by allowing variances. Personally she said the difference between 6 and 24 feet is a big jump. She also said you cannot request the applicant not to put up a wall sign based on the size of the sign being requested.

Mr. Pannone said he would amend the approval motion to remove the restriction to not allow the wall sign facing the street. Mr. Blaszkowsky seconded the motion and the Board voted 2-1-0 in favor of approval.

Audubon Preserve Subdivision

Mr. Gobbi said there are 3 more houses to build. He does not want to do landscaping and paving until they are completed.

Mr. O'Cain said Mr. Gobbi has been responsive and is doing a good job. He is supportive of the extension. He said it's a well-run subdivision. The crew is on site daily. Extension of the deadline makes sense.

Mr. Pannone moved to approve a 1-year extension of the definitive subdivision plan for the Audubon Preserve Subdivision. Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 in favor of approval.

Mr. Gobbi expressed his request was for a 3 year extension. Mr. O'Cain said he can come back in a year and make another request.

Diamond Residence Subdivision Update

Mr. O'Cain said that after a year and a half of inactivity, there is a beehive of activity. He had them redo the entire sidewalk as he was not satisfied. All lights are functioning. Vegetation is cut down. We are getting close to the 11/1 deadline. We can see where we are. They may need an additional month extension for completion of the punch list. 1 lot is left to build and 1 lot has a shell.

Costco ANR

As per Mr. O'Cain this request was dropped as per the recommendation of Town Counsel. We may need to go to TM to change the Business D Bylaw. There are a whole bunch of errors in the Business D Section which would require Costco to request 16 variances. Mr. O'Cain will forward the variance list. Mr. O'Cain is unsure how these language errors occurred. He said he will get back to the Board if a Public Hearing is needed for possible Business D language changes for a Special Town Meeting on November 30th.

Meeting format - ZOOM/Hybrid

Postponed discussion until a full Board is present.

District Improvement Finance Report

Mr. O'Cain said we are not expecting a lot of revenue from this proposal. Perhaps 28K per year to be maintained in a separate account for beautifying the center. He said it seems like that could be funded in different ways. Rather than making the Assessor do calculations and maintain the account this is just too much extra work. He suggested stopping the project and let another town use the grant money.

Mr. Pannone said he prefers to wait for Mr. Maidman and Mr. Shapiro to be in attendance and provide their opinion as they are close to the topic.

Topics Not Known to Chair 24 hours in advance

Sign for Salon Tel Aviv

Mr. O'Cain said the application was received late but he would like to present to the Board. It is a 16.66 square foot replacement sign. The sign meets size requirements and is a cleaner look. He said the color green being requested needs to meet the Ben Moore historical pallet.

Mr. Blaszkowsky moved to approve the proposed sign for Salon Tel Aviv as long as the green conforms to the historical pallets. Mr. Pannone seconded the motion and the Board voted 3-0-0 in favor of approval.

Other

Ms. Nelson expressed that the signs on the liquor store in the center of town are all liquor signs. She said she believes the original agreement was for the store to be a food store that sold liquor as well.

Mr. O'Cain said this is the Building Inspectors responsibility and will mention it to him.

Ms. Nelson also talked about a facilities master plan that was used by the schools to project enrollment and questioned housing numbers for various developments. Mr. O'Cain asked that she send the document to him as he was unfamiliar with it.

Next Meeting Dates

10/19, 11/2, 11/16, 11/30

Adjournment

Mr. Blaszkowsky moved to adjourn at 8:15 PM. Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of adjourning.