

Town of Sharon Planning Board
Minutes 3/12/14
Approved on 3/26/14
Sharon Community Center
Filmed by SCTV

Planning Board Attendees	
Pat Pannone, Chair	Ben Pinkowitz - absent
Anne Bingham	Peter O'Cain, Town Engineer
Rob Maidman	David Milowe

Other Attendees
Mark Hoffman – Carriage House Pizzeria

Meeting Initiation

Chair Pannone called the meeting to order at 7:30 PM and read the Chair's Report.

Public Hearing

Mr. Maidman moved to open the public hearing on the Medical Marijuana Dispensary and Mr. Milowe seconded the motion. The Board voted 4-0-0 to open the hearing. Mr. Maidman read the hearing notice as follows:

The Sharon Planning Board will hold a Public Hearing on Wednesday, March 12th, 2014 at 7:30 PM, at the Sharon Community Center, 219 Massapoag Avenue, 2nd Floor Hearing Room, to review a proposed Town Meeting article to change the Sharon Zoning By-Laws as follows:

ARTICLE – REGISTERED MARIJUANA DISPENSARY

To see if the Town will vote to amend the Zoning Bylaw by adding a new subsection n, to Section 2334, Uses and Accessory Uses Allowed by Special Permit in the Light Industrial Zone, to allow Registered Marijuana Dispensaries (“RMD”) pursuant to section 3600.

And by deleting the existing 3600, Interim Regulations for Medical Marijuana Uses and replacing it with a new Section 3600 regulating Registered Marijuana Dispensaries, as follows:

- 3600. Registered Marijuana Dispensary.*
- 3610. Definitions*
- 3620. Siting Requirements.*
- 3630. Off-street Parking and Loading.*
- 3640. Sign Requirements.*
- 3650. Special Permit Submission and Approval.*
- 3660. Existing RMD.*

Complete copies of the article language can be obtained from the Sharon Town Clerk, Sharon Public Library or the Sharon Engineering Department, Peter O'Cain, at (781) 784-1525, ext. 2316.

*All interested parties should plan to attend.
Sharon Planning Board,
Mr. Pat Pannone, Chairman*

Mr. O'Cain described the article in detail. He said it is a zoning bylaw change that will be brought to Town Meeting. A 2/3 majority vote is needed to pass the article. The options for location of a dispensary will be within the light industrial district. A brief discussion ensued.

Ms. Bingham moved to close the Public Hearing and Mr. Milowe seconded the motion. The Board voted 4-0-0 in favor of closing the Public Hearing.

Ms. Bingham said she is okay with the article and likes that a special permit within the ZBA is required. Mr. Milowe and Mr. Maidman also stated they are satisfied with the article language. Mr. Pannone questioned that the allowance of the facility needs to be renewed at two years. He feels this is a short amount of time. He asked if there are any fees for renewal and said the number of years may need to be readdressed.

Mr. O'Cain said it is protection for the Town that they would need to renew their licensing.

Mr. Milowe moved to accept the text and Ms. Bingham seconded the motion. The Board voted 4-0-0 in favor of approval of the article.

Minutes

Mr. Maidman moved to accept the minutes of 2/12/14. Mr. Milowe seconded the motion and the Board voted 4-0-0 in favor of approval.

Mr. Milowe moved to accept the minutes of 2/26/14. Ms. Bingham seconded the motion and the Board voted 4-0-0 in favor of approval.

Sign Request

Mark Hoffman owner of the former Mangia came before the Board with a sign request to change the restaurant name to Carriage House Pizzeria. The dimensions of the sign are the same as what was allowed before. It will be stage coach red in color.

Ms. Bingham moved to accept the sign request as proposed for Carriage House Pizzeria at 21 South Main Street. Mr. Milowe seconded the motion and the Board voted 4-0-0 in favor of approval.

ANR

Mr. O'Cain shared an ANR for 36 Mont Fern for the Conservation Commission. He said 3.64 acres are being deeded to the Conservation Commission and the rest of the land will be restricted. This is a plan for the Con Comm to record at the registry of deeds. This is a conservation restriction.

Mr. Milowe moved to accept the ANR for 36 Mont Fern Avenue and Mr. Maidman seconded the motion. The Board voted 3-0-1(Bingham) in favor of approval.

Brickstone informal discussion

Mr. Milowe asked if the Brickstone documents were received and Mr. Pannone said they were not received. Ms. Bingham commented that a draft development agreement is on the website.

All members agreed that they want to see the financial impact report, the land appraisal, the zoning language and a traffic report.

Ms. Bingham said that without the traffic report we cannot assess the viability of the zoning.

Mr. Milowe said that the deadline needs to be Friday. Mr. O'Cain said the Board is the sponsor.

Next Meetings

3/26, 4/9, 4/30, 5/14, 5/28, 6/11 and 6/25.

Adjournment

Mr. Milowe moved to adjourn the meeting at 8:20 PM. Ms. Bingham seconded the motion and the Board voted 4-0-0 in favor of adjournment.