

Town of Sharon Planning Board
Minutes of 9/10/14
Approved on October 1, 2014
Sharon Community Center
Filmed by SCTV

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

Other Attendees	
Eric Dias	Jim Spoto
Ed Lyons	Dmitry Belov
Doug Mannino	Joel Fishman
Alice Cheyer	Robert Devin

Meeting Initiation

Chair Maidman called the meeting to order at 7:30 PM.

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 8/13/14. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor of approval.

Castle Pointe 40R

Mr. Dias representing Castle Pointe stated that the existing site was originally permitted for construction of 2, 33-unit apartment buildings and was age restricted. The developer wants to change it to 36 detached single-family homes owned by an HOA with a reduction in density. They have already presented this plan to the Conservation Commission. The age restriction has been removed on the current filing.

Ed Lyons of Falcon Associates Architects stated the plan includes individual detached homes that will be a combination of stone and stucco, 2/3 bedroom homes all with 2 car garages. The reason for the change is that the developer prefers to build single-family homes. There will still be 9900 gpd used in the septic system. Under the comprehensive permit, 25% of the units are affordable. This equates to 9 units.

They want to start building right away with an 18 months start to finish timeline. There are no rental opportunities. The HOA will be responsible for the road maintenance.

Bella Update

Mr. Belov reported that he met with Mr. Fantasia and the plan is conditionally approved.

Mr. O'Cain said they need an approved plan in place if they want the plantings to occur.

Mr. Spoto of 61 Lantern Lane asked for a status on the plantings, discussed the gate at Cheryl Road and if the trees on the Lantern Lane side would be dark arborvitaes or red cedar. He expressed that he thinks the plastic chain on the Cheryl Drive gate is a hazard and wants something more permanent. A brief conversation ensued.

Mr. O'Cain expressed his concern that all of the plantings will be not completed in this season.

Delapa Refurbishment

Mr. Mannino, representing Mr. Delapa described an exterior renovation to the 4 buildings on the Pond Street Property. They want to enhance the façade and the concept he said is to keep as much brick as possible and introduce awnings, new storefronts, signage bands and towers to break up the flat façade. There will be new window strips and a clock at the top of the tower. All wood balconies will be removed and replaced with "Juliet" balconies. They said it is now dark and dreary and they want to lighten it up.

Mr. O'Cain stated they need to check with Joe Kent regarding the removal of the balconies because it may be an unsafe condition with sliders that open to a grate. I also commented that the awnings will not withstand the winter due to their fixed design and they should consider another alternative like functional awnings.

Mr. Blaszkowsky asked if this will dislocate residents and they replied it would not.

Mr. Pinkowitz commented that the facelift is essential.

Mr. Mannino said that any leaking windows will be repaired as well.

Mr. O'Cain said that under the Post Office Square guidelines, the Planning Board approval is needed for this project.

Mr. Maidman asked if the windows will be energy efficient and Mr. Mannino said they are energy star certified.

Mr. Mannino also said that these documents will be given to the Building Inspector to review as well.

Mr. Pinkowitz moved to vote to approve the Delapa property facelift as per the historical color chart and submission to the Board. Mr. Blaszkowsky seconded the motion and the Board voted 3-0-0 in favor.

Adjournment

Mr. Pinkowitz moved to adjourn the meeting at 8:50 PM and Mr. Blaszkowsky seconded the motion. The Board voted 3-0-0 to adjourn.