

Town of Sharon Planning Board  
Minutes of 2/4/15  
Approved on 2/25/15  
Sharon Community Center  
Filmed by SCTV

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

<b>Other Attendees</b>	
Doug Troyer - Cumberland Farms	

**Meeting Initiation**

Chair Maidman called the meeting to order and read the Chair's Report.

**Meeting Minutes**

Mr. Blaszkowsky moved to approve the minutes of 1/21/15. Mr. Pinkowitz seconded the motion. The Board voted 4-0-0 in favor of approval.

**Bella Estates**

The creation/signage for the trail at Bella Estates is still under discussion.

**ANR Cumberland Farms**

Doug Troyer, Attorney for Cumberland Farms came before the Board to discuss Cumberland Farms combining two parcels of land at 431 and 435 South Main Street. They want to build a 4,250 square foot convenience store; change the location of the gas pumps and increase the number of pumps from 4 to 8. He stated they will need to upgrade the storage tanks underground, add diesel fuel to one tank, reduce the curb cuts and define other curb cuts better. They have approached the abutters and one abutter requested trees be planted as a buffer to her property.

The hours of operation for the site will be 5am - 10pm. Cumberland Farms will need to go back to the ZBA after 1 year to ensure the hours are working out. This building design is a new formula for Cumberland Farms. It will dramatically improve the look of the existing site. The abutting property which they purchased is the former jewelry store. Construction will begin in the spring. Heights Elementary School administration has been informed of the project and delivery times to Cumberland Farms will be adjusted so as not to affect school pick up or drop off times.

Mr. Blaszkowsky moved to approve the ANR for 431 and 433 South Main Street for Cumberland Farms as presented. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

**Adjournment**

Mr. Pinkowitz moved to adjourn the meeting at 8:17pm and Mr. Blaszkowsky seconded the motion. The Board voted 4-0-0 in favor of adjournment.

**Future Meetings**

2/25, 3/11. 3/25, 4/8