

Town of Sharon Planning Board
Minutes of 8/5/15
Approved on 8/19/15
Sharon Community Center
Filmed by SCTV

Planning Board Attendees	
Pat Pannone	Ben Pinkowitz
Shannon McLaughlin	Peter O'Cain, Town Engineer
Rob Maidman	David Blaszkowsky

Other Attendees	
Inna Falk – 26E Chestnut	Dave Wluka
Frank Gobbi	Ed Conlan Hancock Associates
Jeff Kane	

Meeting Initiation

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

Meeting Minutes

Mr. Blaszkowsky moved to approve the minutes of 7/8/15. Ms. McLaughlin seconded the motion. The Board voted 3-0-2 in favor of approval.

Falk Physical Therapy Sign

Mr. O'Cain stated the sign meets the dimensional requirements for Business District A and a brief discussion ensued.

Mr. Pannone moved to approve the sign for Falk Physical Therapy contingent on the color of the sign meeting the guidelines for Post Office Square Design Guidelines. Mr. Pinkowitz seconded the motion and the Board voted 5-0-0 in favor of approval.

ANR Moose Hill Road

Ed Conlan of Hancock Associates representing Charles and Constance Keegan brought an ANR for 95 and 105 Moose Hill Parkway to the Board. A brief discussion ensued.

Mr. Pinkowitz moved to accept the Plan of Land for 95 and 105 Moose Hill Parkway dated 8/4/15. Ms. McLaughlin seconded the motion. The Board voted 4-1(Pannone)-0 in favor of approval.

Preserve Way

Jeff Kane representing Mr. Frank Gobbi came to discuss a review of the Definitive Subdivision Plan for Audubon Preserve Subdivision; a cull de sac off of Everett Street. It is a 700 foot cull de sac with 6 lots. Mr. O'Cain provided his detailed review of the plan to the Board with all of his outstanding questions and comments. The items listed were reviewed and the developer and his representative commented on each item. This discussion was held prior to the scheduled Public Hearing on 8/19 on Preserve Way, so that the Board could provide comments. Open items included:

1. Light fixtures - distance from road; need photometric plan
2. Fog lines - cats eyes in road

3. Issues with swales and run off - water forced through little pipe on other side of road rather than going straight
4. Easement plan for water main and drainage utilities
5. Tree location for electrical conduits
6. Choice of tree type near conduits (not maple) need type not root bound
7. Need to confirm material for electrical/telephone conduit detail on page 11
8. Language note needed for clearing distance on wall with Audubon
9. Need to determine clearing amount per lot.
10. BOH plans for test pits on lots and roadway.
11. Rob Maidman requested draft of HOA
12. Guard rail materials

Bella Estates

A discussion ensued regarding Bella Estates and items left to complete. The Public Hearing for the bond is to be held on 8/19/15.

Other potential topics for future Meetings

1. Accessory housing
2. Available lots over 5 acres.
3. Work on Updating Shape Factor Bylaw – a placeholder has been requested for Fall Town Meeting
4. The need for better signage at the train station and potential traffic calming measures during rush hour.

Adjournment

Mr. Pinkowitz moved to adjourn the meeting at 9:30 PM and Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of adjournment.

Future Scheduled Meeting

8/19 (Public Hearing Bella Estates), 9/9