

Town of Sharon Planning Board
Minutes of 9/9/15
Approved on 9/30/15
Sharon Community Center
Filmed by SCTV

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

Other Attendees	
Mr. Delapa	

Meeting Initiation

Chair Pinkowitz called the meeting to order at 7:30 PM and read the Chair's Report. He reported that the plan for 135 Old Post Road Residences was approved.

Meeting Minutes

Mr. Maidman moved to approve the minutes of 8/19/15 Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Signs - Delapa

Mr. Delapa came before the Board to state that his company is doing exterior renovations on his properties. They want to update various signs as well. He chose California paint historical colors: jewett white and stagecoach leaf. A discussion ensued. The goal he stated is to complete the project before the winter.

Mr. Pannone moved to approve the signs requested by the Delapa properties with the historical colors of jewett white and stagecoach leaf. The permit paperwork must be completed with Mr. O'Cain. Mr. Maidman seconded the motion and the Board voted 3-0-0 in favor of approval.

Diamond Way

Mr. O'Cain commented that a CSD was submitted for Diamond Way He said that the Engineering Division of the DPW has found some issues with the conventional plan for "Diamond Residences" that will need to be addressed. Lots 3, 4, 5 and 6 do not meet the 90% high and dry requirement found in the "lot area" definition section of the Zoning By-Laws so a complete review cannot be done. The developer will attend the next meeting of the Board.

Audubon Way Decision

Mr. O'Cain reported that the language has not yet been prepared by Town Counsel and we are awaiting the BOH decision.

Shape Factor Bylaw

Mr. O'Cain provided the members with sample Shape Factor Bylaws from other Towns for them to review. He will bring examples of 30, 40 and 50 foot examples.

Accessory Housing

A brief discussion ensued regarding Accessory Housing. Mr. Maidman commented that he wants to understand all issues and said the community is concerned as to how they would be able to comply. Mr. O'Cain suggested creating a building guide for this and Mr. Maidman said the Council on Aging has a document that he will bring to a future meeting.

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.

Elections

Lou Modestino was unable to attend but after a brief discussion was reappointed as the Planning Board rep to the Capital Outlay Committee. Mr. Maidman moved to nominate Lou Modestino as rep to the Capital outlay Committee and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor.

Mr. Pannone moved to reappoint Mr. Maidman as Planning Board rep to the Capital Outlay Committee. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor.

Adjournment

Mr. Pannone moved to adjourn the meeting at 8:30 PM and Mr. Pinkowitz seconded the motion. The Board voted 3-0-0 in favor of adjournment.

Future Scheduled Meeting

9/30, 10/14, 10/28