

Town of Sharon Planning Board
Minutes of 9/30/15
Approved 10/28/15
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	
Heather Dudko	Eric Dias
Jim Wilson	Scott Peters

Meeting Initiation

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

Meeting Minutes

Mr. Maidman moved to approve the minutes of 9/9/15. Mr. Blaszkowsky seconded the motion. The Board voted 4-0-1 in favor of approval.

7 Eleven

Heather Dudko, a sign permit consultant representing 7 Eleven came before the Board to present 7 Elevens' request to rebrand their signs as they have purchased the Tedeschi stores. A discussion ensued regarding the plan she presented. The Board expressed they would prefer no backlit signs and requested she resubmit her application from a more historical perspective using the historical paint colors as well. Mr. O'Cain said he would pull the Tedeschi information regarding the signs for reference.

Dedham Savings

Jim Wilson of BK Architects and Scott Peters of Dedham Savings came to discuss an upgrade to the façade and exterior shell of Dedham Savings Bank. They will maintain the existing signage. They are adding a covered entry in the front measuring approximately 10 feet. They said the client wants to upgrade their image. They are stripping down the sheathing and replacing all windows. All lighting will be gooseneck. The Board reviewed the plans and all members agreed it was nice change and improvement.

Mr. Blaszkowsky moved that the Board approve the request by Dedham Savings to carry out the renovation of the Dedham Saving Bank as shown. Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of approval.

Diamond Residence

Eric Dias, Engineer for the Diamond Way made his first informal presentation. "Diamond Residences" lies on land currently owned by the Sharon Country Club and the project proposal includes connecting Azalea Road to Juniper Road. They are proposing a 10 residential lot subdivision with 4 bedroom single family homes. Mr. O'Cain had previously reviewed the plan prior to the meeting and noted that the lot is almost entirely in the Surface Water Protection District and the property has extensive existing wetland

areas. The applicant has filed for a Conservation Subdivision Design (CSD), which allows for reduced lot size, except in a Water Protection District. As Mr. O'Cain has said, the review of this project will require a review by the Board of Health, Zoning Board and Conservation Commission. In the meeting, it was suggested that the Planning Board hold a joint meeting with all the boards, so the applicant can make a presentation to all and the Planning Board will be able to hear others concerns and discuss all issues related to this filing.

Other Items

Mr. O'Cain will send out the EO4 Housing Production Plan, PO Square Revitalization Plan and Recreation and Open Space Plan for the Board to review in considering creating a master plan.

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. Pannone moved to adjourn the meeting at 9:10 PM and Ms. McLaughlin seconded the motion. The Board voted 5-0-0 in favor of adjournment.

Future Scheduled Meeting

10/14, 10/28, 11/18, 12/2, 12/16