

Town of Sharon Planning Board  
Minutes of 12/14/17  
Sharon Community Center  
Filmed by SCTV

Planning Board	
David Blaszkowsky, Chair absent	Peter O'Cain, Town Engineer
Ben Pinkowitz,	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin	Rob Maidman
Pasqualino Pannone absent	

Other Attendees	
Bob Shelmerdine	Jen Brown
Anthony Delapa	

List of Exhibits
Signarama signs for 12 – 73 Pond Street – Delapa Properties

**Meeting Initiation**

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

**Meeting Minutes**

Ms. McLaughlin moved to accept the minutes of 11/30/17 and Mr. Pinkowitz seconded the motion. The Board voted 2-0-1 (Maidman) in favor of approval.

**Delapa Properties**

Anthony Delapa who owns 12-73 Pond Street came before the Board requesting sign approval. He said the exterior of his buildings have been renovated. Landscaping will be done in the spring. The applicant reviewed the signs designed by Signarama. The colors match the historical requirements and the material is low maintenance. After a brief discussion, Ms. McLaughlin, moved to grant sign approval as requested. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor of approval.

**Lake Management Committee Representative**

Jen Brown of 22 Beach Road came before the Board to discuss being the Planning Board appointee to the Lake Management Committee. After a brief conversation Mr. Maidman moved to accept the candidacy for Jen Brown. Mr. Pinkowitz seconded the motion and the Board voted 3-0-0 in favor of her candidacy.

**Cape Club**

Bob Shelmerdine came before the Board to provide brief updates on the projects progress. He said that several units are being moved on the plan due to wetland buffers. They will need a dimensional variance for the plan for the 1<sup>st</sup> unit from the ZBA. He will be providing a LEED report. He stated that an Irrigation Plan has been provided to the

Town Engineer. It will include the request by John Beagan for a 120 foot buffer of trees. Mr. Shelmerdine will issue to Mr. O'Cain electronically. Tom Houston will be preparing a drainage report.

Mr. Shelmerdine stated that there will be a clubhouse addition such that they want to enclose the patio portion and add a two story addition which will include second floor offices. They will be seeking a foundation permit only as they are trying to work during the inclement weather. They will be filing an RDA plan with the Conservation Commission to remove some trees. As per the Bylaw, Mr. Shelmerdine said the restaurant will remain private.

**Other**

1. A brief conversation ensued regarding the pending public hearing on the subdivision regulation.
2. Ms. McLaughlin suggested a discussion be held to reduce the term of the Planning Board members.
3. Mr. Pinkowitz provided an article regarding? Mr. O'Cain stated he will contact Town Counsel and follow up so we can speak from the position of understanding.

**Adjournment** - The Board voted 3-0-0 to close the PB meeting at 8:45 PM.

**Future Scheduled Meetings:** 1/4, 1/18