

Town of Sharon Planning Board  
Minutes of 11/28/17  
Sharon Community Center  
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Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer
Ben Pinkowitz,	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman <b>absent</b>
Pat Pannone	

Other Attendees	
Bob Shelmerdine	Ed McSweeney
Ronan Moore SE Trail Specialist	John Beegan

List of Exhibits
1.) Walpole Signarama Packet for Delapa Properties
2.) Walpole Signarama Detail for 75 Pond Street Sign (Bronze Memorial)
3.) Sign Placement Plans for Delapa Properties
4.) Two Photographs of Stone Wall at 396 Moosehill Street – wall cut location
5.) Trustees of Reservation Trail Plan near 396 Moosehill Street
6.) Email from Jim Grasfield pertaining to Stonewall at 396 Moosehill Street
7.) Amendment to Subdivision Regulations language proposed revisions, Section 4.2.A(6)
8) GIS map of existing area around 45 Old Wolomolopoag Street
9) The Cape Club Townhouses Town Engineer Review 2 memorandum

**Meeting Initiation**

Mr. Blaszkowsky called the meeting to order at 7:35 PM and read the Chair's Report.

**Meeting Minutes**

Mr. Pinkowitz moved to accept the minutes of 11/9/17 and Mr. Pannone seconded the motion. The Board voted 3-0-1 (McLaughlin) in favor of approval.

**Sign Permit 75 Pond Street**

Mr. O'Cain stated that there are four signs being requested by the applicant. After a brief discussion it was determined that the applicant would be invited to the next meeting to clarify sign requests.

Mr. O'Cain did provide a sign request for Bronze Memorial Inc. which is a tenant of the Delapa properties. After a brief discussion Mr. Pinkowitz moved to approve the sign as shown with the color to be approved by Peter O'Cain acting as Agent to the Board. Mr. Pannone seconded the motion and the Board voted 4-0-0 in favor of approval.

**Lake Management Committee Representative**

Candidate did not attend.

### **Scenic Road Public Hearing for 396 Moose Hill Street**

Ms. McLaughlin read the Public Hearing notice for 396 Moose Hill Street. Mr. Pinkowitz moved to open the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 to open the hearing.

Mr. O'Cain stated that he emailed Jim Grasfield Chair of the Historic Commission and he is fine with the request being asked to remove a small section of the stone wall to make a path for pedestrians. Mr. Grasfield wanted to ensure that the stones being cut out will be used at the site. A brief conversation ensued

Mr. Pannone moved to close the Public Hearing and Ms. McLaughlin seconded the motion. The Board voted 4-0-0 to close the hearing.

Mr. Pinkowitz moved to allow six feet of unmortered stone wall be removed and stones shall be placed on the other side of the road for 396 Moose Hill Street. Ms. McLaughlin seconded the motion and the Board voted 4-0-0 in favor of approval.

### **Cape Club**

Bob Shelmerdine came before the Board to provide brief updates on progress. He said the ANRAD is filed with the Conservation Commission. There is a meeting set up to meet with the Board of Health regarding the septic design. He met with the Conservation agent as a consequence of the lines being established, adjustments need to be made. He said he just reviewed the drainage report from Tom Houston. He is working on the LEED report.

Additionally Mr. Shelmerdine stated that Town Counsel said the decision for site plan approval should be written by Tom Houston. Mr. O'Cain said he would work with Mr. Houston on this.

John Beegan from 226 Edgehill Road wants a buffer to his property. Mr. O'Cain will visit his home to review. Mr. began wants his buffer worked into the Site Plan.

### **Master Plan**

Ms. McLaughlin stated that the Master Plan Steering Committee has two bidders and will meet in a few weeks to interview both applicants.

### **45 Old Wolomolopoag**

Chair Blaszkowsky stated this topic was originally on the agenda for residents to discuss their interests in response to an ANR approval on June 8, 2017. There is a regulation drafted by Town Counsel that relates to this. There is a meeting at 6PM this evening with residents to discuss. The language provide by Town Counsel will be noticed for a Public Hearing on January 4<sup>th</sup>.

Chair Blaszkowsky stated the basic idea is that there are three proposed lots, 2 in Foxboro and 1 in Sharon in the ANR Plan. They are only accessible from Sharon. The concern is if that is appropriate. Mr. Blaszkowsky stated Town Counsel said the Town may not want to approve construction for a town where construction is not taking place. This is an article for subdivisions.

**Other**

Mr. Mc Sweeney of 685 Walpole Street stated he met with Mr. Shelmerdine and Mr. Spiegel and he is getting his property hooked up to the waste water treatment plant on site of the Sharon Gallery. He commented that he wants to rezone his property to commercial as he feels it's not home anymore.

**Adjournment** - The Board voted 4-0-0 to close the PB meeting at 8:45 PM.

**Future Scheduled Meetings** - 12/14, 1/4, 1/18