

Town of Sharon Planning Board
Minutes of 4/12/18
Sharon Community Center
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Planning Board	
David Blaszkowsky, Chair	Peter O'Cain, Town Engineer absent
Ben Pinkowitz	Lance Delpriore, Assistant Town Engineer
Shannon McLaughlin absent	Rob Maidman
Pasqualino Pannone absent	

Other Attendees	
Kevin Paton	Sarah Connolly
Gordon Gladstone	Mary Bulso
George Ryan	Larry Van Leer
Mr. and Mrs. Simonson	

Meeting Initiation

Chair Blaszkowsky called the meeting to order at 7:30 PM.

Meeting Minutes

Mr. Maidman moved to accept the minutes of 3/29/18 and 4/5/18 and Mr. Pannone seconded the motion. The Board voted 3-0-0 in favor of approval.

Town Hall

Mr. Maidman read the legal notice for the site plan review of the proposed new Town Hall Building to open the Public Hearing.

Mr. Maidman moved to open the Public Hearing and Mr. Pinkowitz seconded the motion. The Board voted 3-0-0 to open the hearing.

Kevin Paton principal of BKA Architects described the new Town Hall project to be located on at the site of the former Fire Station at 90 South Main Street. He stated that this has been endorsed by the Selectmen and the Sharon Standing Building Committee. It is 8,000 square feet and 2 floors. The old Town Hall will function while the building is being built.

The World War II monuments on South Main Street will be maintained. There will be 41 parking spaces at the rear and an employee area which will be screened from the neighbors. There will be an electronic message board out front to eliminate the need for portable message boards. It will be built in a colonial style, no ground mounted mechanical equipment, double hung windows, shingled roof, pvc trim and a proposed cupola on the roof to identify it as a landmark type of building.

There will be a pedestal plaza with a flagpole, a covered walkway on the south side of the building. It will be dimensionally compliant for zoning. Septic will be onsite.

The projects engineer reviewed the proposed septic system and said there will be reduced impervious area which provides more green area and reduces run off.

Mr. DelPriore stated that Section 6335 of the zoning by-laws dictates that the Planning Board has a site plan review. This reflects back to the Post Office Square guidelines. Mr. DelPriore stated this project substantially conforms to the guidelines.

Mr. Pinkowitz asked if the lighting will be dark sky compliant and Mr. Paton said yes.

Mr. Maidman requested 3-4 handicap parking spaces.

Mr. Maidman asked for the dimensions of the electronic sign and Mr. Paton stated that it is 7 feet wide by 4.4 feet tall and will be designed as a monument type structure.

Also discussed was the fact that the electrical and plumbing will be located within the building and mechanical will be housed on the roof.

Mr. Paton stated that Civil Defense is moving so no need for any antenna on the roof.

There will be one sign on the front of the building and one on the side labeled Town Hall.

Demolition for the fire station will begin mid-May.

Construction to start late fall.

Project to be completed within 18 months.

Mr. Turkington will determine spacing for overflow cars during construction as per Mr. Paton.

Mr. Gladstone stated that the Construction Manager will be responsible for noise mitigation.

Mr. DelPriore stated that the engineering office has been included in discussions regarding noise mitigation and they are satisfied at this time.

Mr. Blaszkowsky asked if there are any LEED items and Mr. Paton stated that the site permeability is reduced by 20%. They have hired a sustainability consultant. Led lighting is proposed. Rainwater capture was ruled out due to cost of maintenance. Every reasonable attempt will be made at energy savings.

Mr. Pinkowitz moved to close the Public Hearing and Mr. Maidman seconded the motion. The Board voted 3-0-0 in favor of closing the hearing.

Mr. Pinkowitz moved to accept and approve the site plan for the new Town Hall Building as presented with details dated 3/30/18. The Board voted unanimously in favor of approval 3-0-0.

Marijuana Articles

Mr. Maidman stated he would draft the articles to be presented at Town Meeting.

Adjournment - The Board voted 3-0-0 to close the PB meeting at 9:00 PM

Future Scheduled Meetings 5/7