

TOWN OF SHARON 3A DISTRICT ALTERNATIVE OPTIONS

Prepared by: Department of Engineering and Planning

Town of Sharon

LIST OF 3A DISTRICT ALTERNATIVE OPTIONS

	ADDRESS	ACREAGE
1. Sharon Gallery	144 Old Post Road,	53
2. Shaw's Plaza	700 South Main Street	9.94
3. Light Industrial District	Route I	316.92
4. Heights Plaza	362 South Main Street	2.33
5. Norwood St	313/317 Norwood Street	2.52
6. High Plain	61-75 High Plain Street	6
7. Edge Hill LIP	268-292 Norwood Street	7
8. North Main LIP	299-303 North Main Street	11.5
9. Cobb's Corner-Option I	Cobb's Corner	6.5
10. Cobb's Corner-Option II	Cobb's Corner	23.45

OPTION I: SHARON GALLERY LOCATED AT 144 OLD POST ROAD

- Area of the parcel is almost 53 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- Development is underway per MOU (memorandum of understanding). Commercial and residential capacities have been defined and approved by ZBA and Town Meeting.
- Any changes will require rezoning and renegotiation, with unknown impacts to Sharon tax revenue projections.
- Including this area in the overlay district, could generate up to 465 housing units and eliminate future commercial development.



OPTION 2: SHAW'S PLAZA LOCATED AT 700 SOUTH MAIN STREET

- Area of the parcel is 9.94 acres. The area is located in Business District B. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- The parcel is located in DEP Zone II and Groundwater Protection District . EOHLC advises exclusion in Water Resource Protection Areas. These factors are important to public health outcomes.
- Additional septic discharges could adversely affect Well #5's water quality.

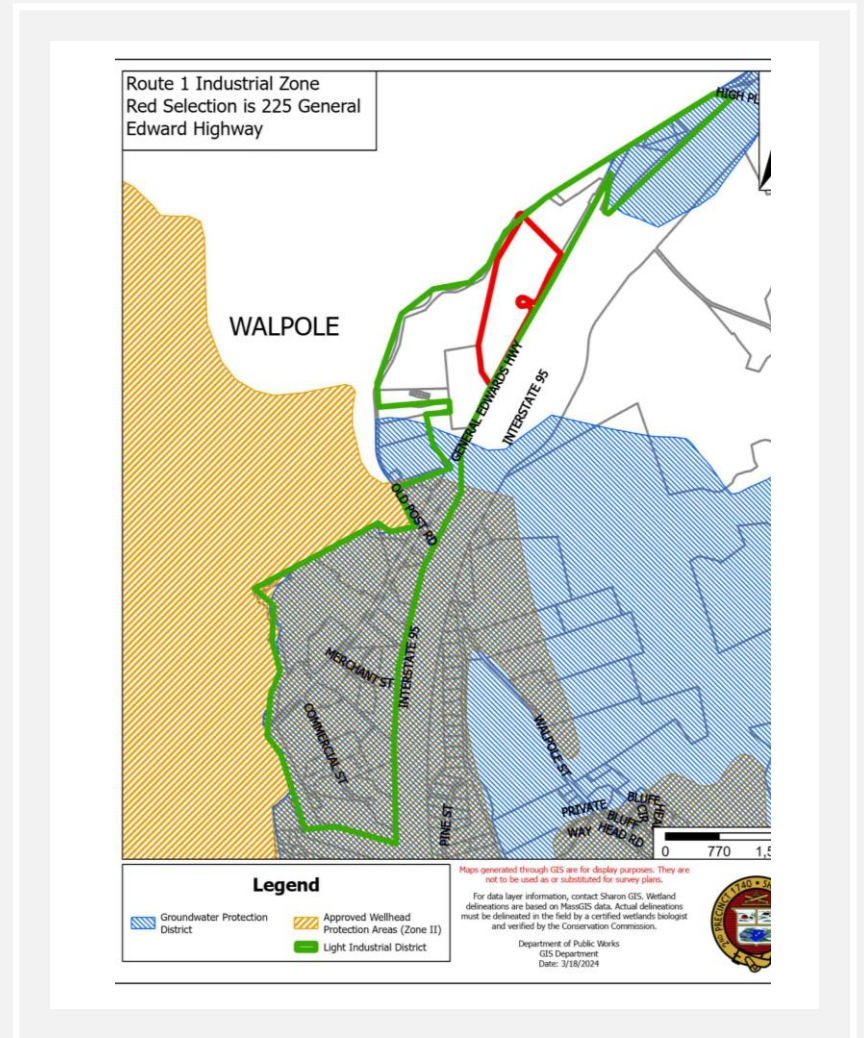


OPTION 3: LIGHT INDUSTRIAL DISTRICT ON GENERAL EDWARDS HWY.

- Area of the parcel is almost 316.92 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- Most of the district is located in DEP Zone II and Groundwater Protection District. EOHLC advises exclusion in Water Resource Protection Areas. Development could affect public health.
- Calculations of sewage generation of an office building versus sewage generation for a multi-family building with 18 units/acre (roughly 60% lot coverage) yields about 75 GPD/1000 sq.ft. for an office building compared to about 130 GPD/ 1000 sq.ft. for a multi-family unit.
- 225 General Edwards Hwy. (red outlined lot) is 29.41 acres, owned by MassDOT. Wetland, topographical building constraints and complex Route 1 access/egress pose serious development challenges.
- Conversion from potential commercial development into housing could have a negative impact on future Sharon tax revenues.





OPTION 4: HEIGHTS PLAZA LOCATED AT 362 SOUTH MAIN STREET

- Area of the parcel is almost 2.33 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- The parcel is located in DEP Zone II and Groundwater Protection District . EOHLC advises exclusion in Water Resource Protection Areas.
- Additional septic discharges could adversely affect Well #3's water quality.
- The area is less than 5 acres, less than the required EOHLC minimum.

OPTION 5: 313 NORWOOD STREET AND 317 NORWOOD STREET

- Area of the parcel is almost 2.52 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- The house located at 313 Norwood Street is a historic home subject to current and future protection status.
- The area is less than 5 acres, less than the required EOHLC minimum.



High Plain Street Bus Lot
61, 67, and 75 High Plain St.
Rural District 1



Maps generated through GIS are for display purposes. They are not to be used as or substituted for survey plans.

For data layer information, contact Sharon GIS. Wetland delineations are based on MassGIS data. Actual delineations must be delineated in the field by a certified wetlands biologist and verified by the Conservation Commission.

Department of Public Works
GIS Department
Date: 3/18/2024



OPTION 6: HIGH PLAIN STREET BUS LOT LOCATED AT 61 HIGH PLAIN STREET, 67 HIGH PLAIN STREET AND 75 HIGH PLAIN STREET

- Area of the parcel is almost 6 acres. The area is located in Rural District I Zone. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- This area is currently zoned as single-family. The percentage of lot coverage allowed in Rural District I is 15%, which would allow a maximum build-out of approximately 13 units.
- Victory church comprises 3.92 acres with a cemetery.

OPTION 7: 268-292 EDGE HILL ROAD

- Area of the parcel is almost 7 acres. The area is located in Rural District I Zone. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- The parcel is located in DEP Zone II and Groundwater Protection District. EOHLC advises exclusion in Water Resource Protection Areas. Any land use alteration could contravene Sharon Board of Health regulations .
- Project currently under ZBA review as a LIP (Local Initiative Program). Land could be protected from change of use.



OPTION 8: 299-303 NORTH MAIN STREET (NORTH MAIN REPAIR SHOP)

- Area of the parcel is almost 11.5 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- LIP (Local Initiative Program) approved for 15 units. Land could be protected from change of use.
- If MCMMOD is applied, the approved project could go from 15 units to 18 units approximately. Parcel owner is under no obligation to change proposed status.



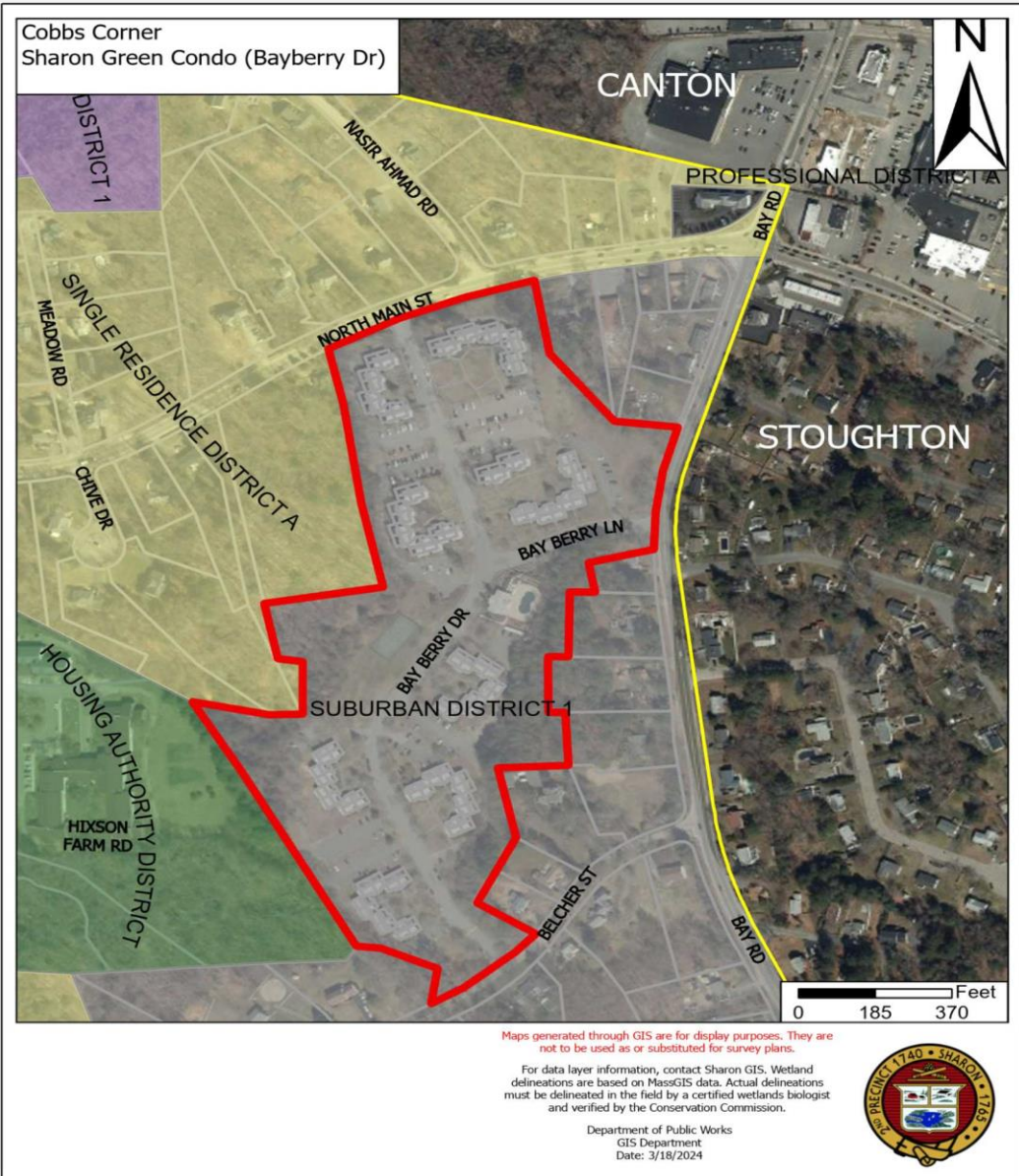
OPTION 9: COBB'S CORNER- OPTION I

- Area of the parcel is almost 6.5 acres. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- The lots are located in three zoning districts with different dimensional requirements.
- The current lot coverage allowed is 25% (if current lot coverage is maintained), the maximum build-out would be approximately 24 units.
- Complex traffic mitigation issues requiring agreement with Canton, Stoughton and Mass DOT.





OPTION 10: COBB'S CORNER –SHARON GREEN CONDOMINIUMS LOCATED AT BAYBERRY DRIVE – OPTION II

- Area of the parcel is 23.45 acres. The area is located in Suburban District A. Parcel is developable as per Section 3A. There is no statutory reason to exclude this parcel.

Concerns for inclusion in MCMMOD District

- Each condo (160 units) is privately owned. Site development will involve individual negotiation with 160 separate parties, subject to HOA notification rules.
- Suburban District A is currently zoned for a single-family and requires 25% lot coverage. The maximum build out would be approximately 88 units.