

## SHARON ZONING BOARD OF APPEALS MINUTES OF June 8, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, June 8, 2016 at 7:00 P.M. in the Second Floor conference room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: John Lee, Seth Ruskin, Joe Garber, Abe Brahmachari, and Barry Barth.

### **7:03 P.M. Jaimie L. Nystrom, Case No. 1789 New Hearing:**

Mr. Lee read the legal notice and a letter from Jim Andrews, Health Agent for Engineering, stating that he has not received the revised plans and that the plans need to be heard by BOH. No letter was submitted by Greg Meister, Conservation Administrator.

Mr. Shelmerdine, attorney for the applicant, explained that his client is seeking expansion of a house on a nonconforming lot. The lot is a 25,000 square foot lot and the zoning district changed to 80,000 square feet. They are currently in the process of revising the plans to reflect a build up on the current footprint.

Mr. Lee asked to see the Special Permit granted in 1998 along with the new plans at the next meeting which Mr. Shelmerdine agreed to provide.

Mr. Lee stated that the Title IV Inspection needs to be completed in time for the next meeting along with a letter from Jim Andrews, the Health Agent for Engineering.

Mr. Paul Hayes of 4 Beach Road expressed support of the plans as did the folks of 18 Beach Road.

Mr. Shelmerdine agreed to continue the hearing on June 22, 2016.

### **7:13 P.M. The Sharon Commons 40R, 135 Old Post Road (192 apartment units)**

Mr. Lee explained that this case is for Sharon Commons 40R, the affordable housing development, which is part of the Sharon Commons Project. The Zoning Board has already approved this project and this evening is to determine if the modification is major or minor to what has been proposed.

Mr. Michael Khoury, counsel to applicant and owner, explained the design was modified to add 35 more parking spaces through a reduction of the building footprint without changing the area of impervious coverage.

A discussion ensued with Mr. Kelly Killeen of CHA of Norwell, engineer, Mr. David Erhardt of Dario Designs, architect, and the board members about how the space was achieved for the extra parking.

Mr. Lee requested a stamped certified plan showing the revision in parking and building reconfiguration to be voted on as a minor modification at the next meeting on June 22, 2016.

**Other Business:**

Mr. Garber moved to approve the minutes of May 25, 2016. Mr. Ruskin seconded the motion. The board voted 4-0-1 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:35.

Respectfully submitted,

Approved June 22, 2016