

SHARON ZONING BOARD OF APPEALS MINUTES OF March 22, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, March 22, 2017 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, Abe Brahmachari, Barry Barth and Joe Garber.

7:03 P.M. Roman Burakovsky, 1 Beach Road, Case No. 1801 – New Hearing

Mr. Lee read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated March 16, 2017, and a letter from Greg Meister, Conservation Administrator, dated September 9, 2016.

Mr. Joel Fishman, attorney for the applicant, and Sara Johnston, the architect, discussed the plans as follows: the detached garage will be connected to the house, there will be a one story addition and a two story addition, original footprint of the house will be kept, it will remain a three bedroom home, setbacks are not adding to the nonconformity, cosmetic changes to the basement, study is entered into through the 3rd bedroom.

Mr. Lee stated two special conditions: the three bedroom home will remain a three bedroom home, the number of trees will remain the same on Beach Road.

The Applicant asked to close the hearing.

Mr. Lee moved to close the hearing. Mr. Ruskin seconded the motion. The board voted in favor of closing the hearing (5-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1801 at 1 Beach Road with standard conditions and 2 special conditions mentioned above. The plans include a plot plan by C S Kelley Land Surveyors dated March 17, 2017, and architectural plans by Sara Johnston. Mr. Garber seconded the motion.

The board voted 3-0-0 in favor of the plans (Lee, Ruskin, Brahmachari).

7:31 P.M. Old Post Road Holdings, LLC, Case No. 1757 – Request for Modification of Permit

Mr. Lee explained Old Post Road Holdings is requesting a modification of the permit relating to the 40R at Sharon Commons for 192 units that have already been approved. One of the conditions of the permit is for the roadways to be built out before permits are issued.

Mr. Brahmachari moved to modify permit No. 1757 for the Sharon Residences at 135 Old Post Road as per the Decision dated July 15, 2015, based on the letter drafted by Town Counsel. Mr. Ruskin seconded the motion.

The board voted 3-0-0 in favor of the modification (Lee, Ruskin, Brahmachari).

7:36 Sharon Park South, Case No. 1794 will be continued on April 12, 2017.

7:37 P.M. 635 Old Post Road – 40B, Sharon Residences LLC, Case No. 1472

Mr. Lee recused himself from this case as he is an abutter of the property.

Mr. Ruskin explained this is a continued case regarding a Stop Work Order initiated by the Building Inspector and supported by the Zoning Board.

Mr. Devin, attorney for Diamond Builders, submitted a revised plan stating that the new start time is 7:45 am and that deliveries are to be made between 9:00 am and 3:00 pm. In addition police detail will be hired as necessary.

Mr. Dmitry Deych of Diamond Builders agreed to move the gate at the entry back 12 feet.

Applicant asked to close the hearing.

The board voted (5-0-0) in favor of closing the hearing.

Mr. Ruskin moved to lift the Stop Work Order. Mr. Garber seconded the motion.

The board voted 3-0-0 in favor to lift the Stop Work Order (Ruskin, Garber, Brahmachari).

Minutes:

Mr. Ruskin moved to approve the minutes of March 8, 2017. Mr. Garber seconded the motion. The board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:48 pm.

Respectfully submitted,

Approved May 10, 2017