

SHARON ZONING BOARD OF APPEALS MINUTES OF DECEMBER 12, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Tuesday, December 12, 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: Seth Ruskin, Barry Barth, and Stephen Weiss.

7:00 Jason Frisco, 298 South Walpole Street, Case No. 1811 – Continued Hearing

Mr. Ruskin read an updated letter from Jim Andrews, dated November 29, 2017, stating the septic system is in compliance.

Mr. Frisco would like to add a 3rd bedroom to a home that is currently a two (2) bedroom. Also, he would like to attach the existing two (2) car garage to the structure.

Mr. Meister, Conservation Administrator, asked if Mr. Frisco is withdrawing the plot plan. Mr. Meister referred to the original Board of Health plan for a replacement system which contains Town notes that say that a wetland delineation was not done. He further explained that Mr. Frisco put in a new wetland line which does not comply with the current septic system. The leaching system is not in compliance because it is within 125 feet of the wetlands. Mr. Meister stated that he does not support the additional bedroom because the property is in the overlay district and it would break precedent if approved.

Mr. Frisco stated that the septic system is in compliance because it passed the Title V.

Mr. Meister clarified that it passed the Title V for a repair.

Mr. Ruskin explained that the first issue is that the lot is too small and a third bedroom would not be approved. The second issue is that the home is a two (2) bedroom home even though a three (3) bedroom septic was put in (which is the minimum that would be put in) and this violates the wetland setback. Every two (2) bedroom house has a three (3) bedroom septic system.

An abutter, Steve Fratello, 1 Blair Circle, supports plans and supports Mr. Frisco's situation.

The Board suggested to come back with possible new plans without adding a 3rd bedroom.

The applicant asked to continue the hearing to January 24, 2018.

Minutes:

Mr. Ruskin moved to approve the minutes of November 21, 2017. Mr. Weiss seconded the motion. The Board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:26 P.M.

Respectfully submitted

Approved 1/24/18