

SHARON ZONING BOARD OF APPEALS MINUTES OF MAY 9, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, May 9, 2018 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, Abe Brahmachari, Joe Garber, and Steve Cohen.

7:00 P.M. RSA Media Inc. c/o Macchi LLC, 10 Merchant Street, Case No. 1820 – New Hearing

Mr. Ruskin read the Legal Notice, an email from Peter O’Cain, Town Engineer, dated May 9, 2018, a letter from Greg Meister, Conservation Administrator, dated May 3, 2018, a letter from Kevin Davis, Engineering Field Agent, dated May 3, 2018.

Ms. Joanna Hilvert, attorney for the applicant, submitted a Memorandum in Support of Application for Special Permit and Variance. Mr. Sean McDermott of RSA Media was also present.

Ms. Hilvert explained that the applicant is seeking a permit and a variance under the sign bylaw. The existing building on site, which is leased from Donnel Murphy, is used for commercial and industrial purposes. The applicant proposes a one sided LED billboard with a face of 672 square feet and a monopole 23 feet from the east property boundary that would face I-95 southbound.

The billboard would allow electronic images from multiple advertisers. The proposed height is 80 feet and therefore requires a 20 foot variance. The height variance would allow sufficient read time by passing cars.

The eastern boundary site is buffered by a tree line with an average height of approximately 60 feet. The 20 foot variance would reduce the number of trees needed to be removed.

Mr. Dan Merrikin of Merrikin Engineering, LLP explained that the sign would be behind the existing building. Increasing the height would allow the billboard to be seen. There would be remote access from an office to maintain the billboard. There would be ready access to billboard and the bottom of monopole would go 28 feet into ground as the foundation. The billboard face will be 14 by 48 feet. The billboard would be over 1000 feet from other two billboards in the area.

The five foot setback bylaw does not apply to billboards under Section 221-17.

Before construction a building permit is required along with a MASS DOT permit, whom have specific requirements about trees.

Chief Murphy walked the site with the applicant and had no issues other than to move the sign closer to the building edge which was done.

Mr. Merrikin addressed the points in Mr. Peter O’Cain’s email. It was agreed that structural calculations would be submitted to the Building Inspector as a condition to the Special Permit.

Mr. Merrikin agreed to send the plans to Mr. Tom Houston of PSC in Foxboro for review and to act as consultant to the Building Inspector.

The applicant asked to close the hearing.

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

Mr. Ruskin moved to approve the special permit and variance, in accordance with the plans for Case No. 1820 at 10 Merchant St. with a special condition that structural calculations would be submitted to an independent consultant (PSC Engineering) for review. The plans revised and dated April 24, 2018, are by Merrikin Engineering, LLP of Millis, MA. Mr. Brahmachari seconded the motion.

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

Minutes: Mr. Ruskin moved to approve the minutes of April 11, 2018. Mr. Brahmachari seconded the motion. The Board voted 5-0-0 to approve it.

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

Respectfully submitted

Approved June 27, 2018