

SHARON ZONING BOARD OF APPEALS MINUTES OF DECEMBER 18, 2019

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, December 18, 2019, at 7:00 P.M. in the Second Floor conference room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: Steve Weiss, David Young, and Steve Cohen. Abe Brahmachari and Joe Garber are not in attendance. Mr. Cohen was acting-Chair in Mr. Brahmachari's absence.

7:00 P.M. Jodi and David Ephraim, 14 Massapoag Avenue, Case No. 1851 – New Hearing

Present for applicant were: David Sharff, Architect, P.C., David Ephraim, applicant, and Peter Heaney, Contractor, Onsite Builders and Development, Westwood, MA.

The applicant provided the following materials with application: architectural drawings by David Sharff, architect, P.C., Medfield, MA dated October 11, 2019, and a plot plan by Ordone Survey & Mapping, Northborough, MA, dated April 18, 2012.

Also additional/updated document: None

Mr. Cohen read the Legal Notice, a letter from Kevin Davis, Agent of the Board of Health, dated October 28, 2019, and a letter from Greg Meister, Conservation Administrator, dated December 10, 2019, stating no objections to project, but noted that any possible future request for conversion of the porch to habitable space would not be something he could support.

The applicant, David Ephraim, proposed installing a roof over an existing deck/flat roof of the existing garage. The current building footprint will not expand therefore it will not increase the degree of non-conformity of said structure. Roof will match front of house. The deck will not be enclosed with any screens. The property is situated in the Rural 2 Zoning District within the Surface Water Protection District.

No one other than board members and applicant and his representatives were present at the meeting.

Applicant asked to close the hearing to approve two findings and a special permit relative to a proposed new roof structure over an existing rear deck attached to a nonconforming structure on a nonconforming lot.

Mr. Cohen moved to close the hearing. Mr. Weiss seconded the motion. The Board voted in favor of closing the hearing (3-0-0).

Mr. Cohen moved to approve Case No. 1851, 14 Massapoag Avenue including two findings and a special permit relative to a proposed new roof structure over an existing rear deck attached to a nonconforming structure on a nonconforming lot to create a covered, but open porch with standard conditions. The plans included: a certified plot plan dated April 18, 2012 by Odone Survey and Mapping, Northborough, MA and New Covered Deck Architectural plans dated October 11, 2019, by David Sharff, Architect, P.C., Medfield, MA.

Mr. Weiss seconded the motion.

The Board voted 3-0-0 in favor of the plans (Cohen, Weiss, Young).

Minutes:

Mr. Cohen moved to approve the minutes of December 11, 2019. 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 7:28 P.M.

Respectfully submitted