

SHARON ZONING BOARD OF APPEALS MINUTES OF March 23, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, March 23, 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, and Joe Garber.

7:00 P.M. Alfred Mollitor, 18 Highland Street, Case No. 1781 Continued Hearing:

Mr. Lee stated that case No. 1781 will be continued on April 13, 2016.

7:01 P.M. James & Anne Carney, 41 Pole Plain Road, Case No. 1785 New Hearing:

Mr. Lee began by reading the following: the legal notice as posted in the Sharon Advocate, the letter from Jim Andrews, Health Agent for Engineering, and the letter from Gregory Meister, Conservation Administrator.

Mr. Carney stated that they currently have a 3 bedroom ranch with one and a half bathrooms and that they propose the following: create a full bath with a walk-in shower, create a laundry room in the new bathroom, and expand the current bedroom. He stated that there will be no increase in the number of bedrooms. Mr. Carney confirmed that a new septic system has been completed.

The board members reviewed the plans and had no additional questions.

Mr. Carney confirmed that he worked closely with the Building Inspector and Mr. Lee stated that it showed in the proceedings.

Mr. Lee asked Mr. Carney if he would like to close the hearing and he responded yes. Mr. Lee stated that the full board will vote on the plans as dated 1/12/16 and 12/1/15. Mr. Ruskin motioned to close the hearing and Mr. Garber seconded the motion. The motion was voted 3-0-0 (Lee, Ruskin, Garber).

7:10 P.M. Bartek Konieczny, 451 Massapoag Avenue, Case No. 1782 Continued Hearing:

Mr. Lee stated that Case No. 1782 is a continuance which involves a structure with a RV underneath it at 451 Massapoag Avenue.

Mr. Konieczny explained that he met with his neighbors and that the various options he proposed were declined.

Mr. Lee next stated that according to the opinion letter from Town Council dated March 18, 2016, the structure housing the RV is not in compliance with Sharon Zoning as far as being in the setback of the front yard and that it needs to be moved.

Mr. Ruskin explained that the lot is already a non-conforming lot and non-conformity cannot be increased.

The discussion with Mr. Konieczny continued as he sought clarification on the front setback and what his next options were.

Neighbors expressed concern regarding how long the RV tent will continue to be at its present location.

Mr. Lee stated that the RV shelter is an “accessory building” as per the opinion letter.

Mr. Ruskin explained that the applicant has the right to seek a variance as stated in the opinion letter.

Mr. Lee explained the process of the public hearing and that as of this evening Mr. Konieczny and the neighbors will be provided with a copy of the opinion letter.

Mr. Konieczny agreed to continue the hearing on April 13, 2016.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:40 p.m.

Other Business:

Mr. Lee moved to approve the minutes of February 24, 2016. Mr. Ruskin seconded the motion. The board voted 3-0-0 to approve it.

Respectfully submitted,

Approved 4/13/16