

## SHARON ZONING BOARD OF APPEALS MINUTES OF April 27, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, April 27, 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, Joe Garber, Abe Brahmachari, and Barry Barth.

### **7:00 P.M. Colin and Olivia Van Dyke, Case No. 1787 New Hearing:**

Mr. Lee read the legal notice, the letter from Jim Andrews, Health Agent for Engineering, and the letter from Greg Meister, Conservation Administrator.

Mr. Van Dyke explained that the home is a single family home with a detached garage. The plan is to add a garage via a mudroom and to replace the siding with shingles similar to the original. There is no plan to add bathrooms and bedrooms, but only to add a mudroom that will be attached to the existing structure.

Mr. Lee read a letter from an abutter, Peter and Wendelyn Salisbury, at 27 Pleasant Street dated April 15, 2016, expressing support of the plans.

Mr. and Mrs. Van Dyke explained that they comply with the requisite setbacks and that the reason for the application is because they are in the water overlay district.

In response to questions from the board, Mr. Van Dyke explained plans to take out walls at the third level attic (Kid's Lounge), add storage, add skylights, and add one window in a bedroom on the second level. Also the existing garage will come down. The house is listed as a 5 bedroom home and the septic system is for a 5 bedroom home.

A neighbor present at the meeting expressed support of the plans.

Mr. Lee explained that the home is in the ground water protection district and that conservation doesn't have concerns.

Mrs. Van Dyke stated that the existing garage is 422 square feet and that the new garage with a mudroom will be 941 square feet.

Mr. Lee stated that one special condition is the removal of the existing detached garage in addition to the standard conditions.

Mr. Van Dyke asked to close the hearing. All board members voted to close the hearing (5-0-0).

Mr. Barth motioned to approve plans dated March 8, 2016 and a plot plan dated March 21, 2016. Mr. Brahmachari seconded the motion.

Mr. Barth motioned to move the discussion and Mr. Brahmachari seconded the motion.

A neighbor at 24 Pleasant Street expressed support of the plans.

Mr. Lee to motioned to approve the plans dated March 8, 2016 and the plot plan dated March 21, 2016. Mr. Brahmachari seconded the motion. The plans were voted 3-0-0 (Ruskin, Brahmachari, Lee).

It was moved, seconded, and voted to adjourn the meeting. The meeting adjourned at 7:15 P.M.

**Other Business:**

Mr. Garber motioned to approve the minutes of April 13, 2016. Mr. Brahmachari seconded the motion. The board voted 5-0-0 to approve it.

Respectfully submitted,

Approved May 11, 2016