

## SHARON ZONING BOARD OF APPEALS MINUTES OF October 26, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, October 26, 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, and Abe Brahmachari.

### **7:00 P.M. Donnell W. Murphy, Trustee of Sharon Park South Realty Trust, Case No. 1794, New Hearing:**

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

Speaking on behalf of the applicant were Phil Macchi of Macchi & Macchi, LLC, attorney for the applicant, and Rick Merrikin of Merrikin Engineering, LLP.

Mr. Macchi stated that they are looking for input from the Zoning Board of Appeals as they go through the Conservation Commission's revisions. A Memorandum in support of the application was handed out.

Mr. Macchi continued by summarizing the main points of the Memorandum. The applicant is proposing to construct two (2) commercial buildings with a total of 33.3% impervious coverage. One building would be approximately 101,000 square feet and the second building would be approximately 50,000 square feet. The use would be an industrial park for warehouses and offices. The smaller building located on Route 1 has potential for a retail tenant. There are no current tenants for either building. Two septic systems have been permitted by the Board of Health (permits # 9875 and # 9876). A Storm Water Report was submitted to the Conservation Commission and is under peer review by Professional Services Corporation (PSC).

A discussion ensued about the access to the back property off of Route 1. The applicant and Charles River Apparel both have right of way due to an easement.

Mr. Lee confirmed the Special Permit is required due to one building being over 100,000 square feet and the impervious coverage going over 15% (up to about 30%).

Mr. Merrikin further discussed the project in terms of the steep grade of this property, parking area, loading area, drainage basin, treatment of drainage instead of pervious pavers, retaining walls of up to 16 feet, septic system locations. Space for bigger septic system is available. Building is being done on spec. Building 1, the larger building, would be in the back of Charles River Apparel and not visible from Route 1 and building 2 would be closest to the highway and visible.

Mr. Lee asked to follow up with the DPW about the loop of the water.

Mr. Lee would like to have a peer review done by PSC and paid by the applicant.

Mr. Murphy stated that cost is an issue so he'd like to know the fee before agreeing to a peer review. Building would start about March/April 2017.

Mr. Murphy, the applicant, discussed the project as being for warehouse use and not quite retail/office use. The developments stays in the family and is looking forward to building in the town of Sharon.

Mr. Brahmachari asked about the turning radius of the trucks. Mr. Murphy explained that there is plenty of space for larger trucks.

Mr. Macchi explained that they met with a development group and no issues were raised. The Fire Chief did ask for the applicant to contribute to an area receiver/radio repeater.

The applicant asked to continue the hearing on December 14, 2016.

#### **Other Business:**

Mr. Brahmachari moved to approve the minutes of September 28, 2016. Mr. Garber seconded the motion. The board voted 4-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:55.

Respectfully submitted,

Approved December 14, 2016