

SHARON ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 13, 2019

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, November 13, 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: Abe Brahmachari, Steven Cohen, Joe Garber, Steve Weiss, and David Young. David Young was recently appointed as Alternate Member by the Board of Selectmen.

7:00 P.M. Joseph Angell, 173 Wolomolopoag Street, Case No. 1847 – New Hearing

Present for applicant were: Joseph and Zoe Angell.

Mr. Brahmachari read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated November 5, 2019, and a letter from Kevin Davis, Agent of the Board of Health, dated October 28, 2019.

The applicant, Mr. Angell seeks two findings and a special permit relative to proposed expansion of a structure on a nonconforming lot in the Rural 1 Zone within the Groundwater Protection District. Existing house has a breezeway with a closed in deck and a one car garage. They would like to remodel the lower level to a two car garage and add a bonus space to second floor as well. No setback concerns. Wall that would go to hallway is not being built, just a railing over the hallway to eliminate any chance as it being used as a bedroom, will only be an office and entertainment room per Mr. Angell. Distance to neighbor on left will remain the same. No neighbors are present.

Applicant asked to close the hearing.

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

Mr. Brahmachari moved to approve the plans for Case No. 1847 at 173 Wolomolopoag Street with standard conditions. Mr. Cohen seconded the motion. The plans include a plot plan dated September 14, 2019, from Antonino Land Surveyors, Inc., Stoughton, MA and architectural plan sheet 1 of 5 and sheet 3 of 5 (other three pages not submitted) dated with revision note of October 8, 2019, by B and B Affordable Renovations, Inc., Westwood, MA.

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

7:14 P.M. Ines Mota and Carlos Aguilar, 33 Lyndon Road, Case No. 1848 – New Hearing

Present for applicant were: Ines Mota and Carlos Aguilar

The applicant provided the following materials in addition to original application: a new Survey Plan dated November 9, 2019.

Mr. Brahmachari read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated November 5, 2019, and a letter from Kevin Davis, Agent of the Board of Health, dated October 28, 2019.

The applicant, Ms. Mota seeks two findings and a special permit relative to expanding a structure on a nonconforming lot. They have an 1,100 square foot house and would like to add a bathroom and walk-in closet. They are within the setback. Project requires moving a window to gain door access to basement. No change to front setback. No neighbors present.

Applicant asked to close the hearing.

Mr. Brahmachari moved to close the hearing for case No. 1848. Mr. Garber seconded the motion. The Board voted in favor of closing the hearing (5-0-0).

Mr. Brahmachari moved to approve the plans for Case No. 1848 at 33 Lyndon Road with standard conditions. The plans include a plot plan dated April 16, 2019, from Antonino Land Surveyors, Inc., Stoughton, MA and architectural plans dated August 21, 2019, and a survey plan dated November 9, 2019. Mr. Cohen seconded the motion.

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

Other Business:

7:26 P.M. Macchi and Macchi request for extension of client's Site Plan Approval for Sharon Park South – Other Business

Phil Macchi, Macchi and Macchi, LLC, Norwood, MA request an extension of time to exercise the rights authorized by the Major Site Plan Approval and Special Permits under Subsections 2334 and 4545, up through and including November 20, 2020, for Sharon Park South, Case No. 1794. Project delayed for economic factors involved with financing. Mr. Macchi explained that they are ready to move forward, but two years of original approval expires a week from today. They are looking for a year, but six months is fine. Joe Kent, Building Inspector, has the papers. Property is located at 1145 and 1245 General Edwards Hwy., but numbers may change if building and fire department make that choice.

Applicant asked to close the hearing.

Mr. Brahmachari moved to close the hearing for case No. 1848. Mr. Garber seconded the motion. The Board voted in favor of closing the hearing (5-0-0).

Mr. Brahmachari moved to approve extending the time to exercise the rights authorized by the Major Site Plan Approval and Special Permits under Subsections 2334 and 4545, up through and including November 20, 2020, with regard to case No. 1794. Mr. Cohen seconded the motion.

The Board voted 3-0-0 in favor of extending the time. (Brahmachari, Cohen, Garber).

Minutes:

Mr. Brahmachari moved to approve the minutes of September 25, 2019. Mr. Garber seconded the motion. The Board voted 5-0-0 to approve it.

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 7:37 P.M.

Respectfully submitted