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SHARON, MA 02067

2020 JUN 18 A 10: 20



**WARNER LARSON**  
LANDSCAPE ARCHITECTS



STEPS TO THE TOWN OF SHARON ZONING APPEAL PROCESS

Make an appointment with the Building Inspector to review application and appeal process.

June 17, 2020

Thank you for your interest in the process.

Complete the application and submit it to the Building Inspector.

Zoning Board of Appeals c/o Joe Kent, Building Inspector  
Town of Sharon Building Division  
217R South Main Street  
Sharon, MA 02067

Re: **Sharon High School, 181 Pond Street, Sharon, Massachusetts**  
**Zoning Board of Appeals Special Permit for New Sharon High School**

Dear Board Members,

The Building Inspector will review the application and provide a report to the Zoning Board of Appeals.

The following documents are submitted on behalf of the Town of Sharon in support of the application for a Zoning Board of Appeals Special Permit for the New Sharon High School located at 181 Pond Street. The enclosed documentation addresses our understanding of the submission requirements identified in the General Bylaws of the Town of Sharon and per subsequent discussions with town official's expectations.

Application Package: 7 copies and 1 original of the following:

You will be notified by the Building Inspector of the date and time of the hearing, which must be held in the Sharon Town Office.

- Zoning Board Application
- Memo from Richard Gelerman, Esq dated April 29, 2020 and outlining the zoning requirements that may requires relief.
- Memo from Richard Gelerman, Esq. dated April 22 discussing the Dover Amendment.
- Certified abutters list.
- Transportation study prepared by Howard Stein Hudson dated 9-2-2019

Follow up with the Building Inspector regarding any letters of comment. The Zoning Board of Appeals will hold a public hearing on the application.

Drawings:

- 7 copies of the site and architectural drawing set dated 6-16-2020. Please refer to the cover sheet for a full index of the drawing package.

After you have submitted your application, you will need to check with the Town Clerk to see if any appeals have been filed.

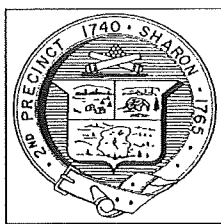
Please do not hesitate to call with any questions or if additional information is required.

The decision has been filed, you will need to check with the Town Clerk to see if any appeals have been filed.

Sincerely,  
**WARNER LARSON, INC. for TAPPE ARCHITECTS**

Ti Johnson, ASLA, LEED AP  
Associate Principal

Please contact the Building Inspector with any question regarding the Zoning Board.



## STEPS TO THE TOWN OF SHARON ZONING APPEAL PROCESS

Make an appointment with the Building Inspector to review application and appeal process.

Obtain legal counsel if desired.

Complete application and gather necessary submittals. All applications require:

- a. Building plans;
- b. Plot Plan, which may be an existing mortgage plot plan if you are not changing the footprint of any structure. If the footprint of the building changes, a certified plot plan from a registered land surveyor is required showing existing and proposed improvements with dimensions and distances to lotlines. An instrument survey is not necessary.
- c. A copy of certified list of abutters. This list shall contain the names and addresses of all abutters within 300 feet. This certified list can be obtained from the Board of Assessors' office at the Town Hall and will be presented on two complete sets of mailing labels.

The Building Inspector will advise you if letters of comment are needed from the Conservation Agent, Board of Health Agent or Town Engineer.

Bring seven (7) application packages (including your original) and your check to the Town Clerk's office at the Town Hall to be date stamped. A copy of your application will be kept by the Town Clerk for their records. The Conservation Agent will be reviewing the application, so an additional copy should be left for him.

Bring remaining applications and check to the Building Inspector's office. If it is necessary for the Board of Health Agent and Town Engineer to review your application, copies will be forwarded to the appropriate people.

You will be notified of your scheduled hearing date and for payment of the advertisement, which must be placed in the Sharon Advocate.

Follow up with Conservation Agent, Board of Health Agent, and Town Engineer regarding letters of comment. The Zoning Board of Appeals must receive these submittals prior to your hearing or you may be asked to continue your hearing to a later date.

Appear before the Zoning Board of Appeals. Be prepared to answer questions regarding type of construction that will be done (including dimensions of existing and new structure, along with percent increase of habitable space), the type of zoning relief that is needed and how you will comply with the Board of Health's septic regulations. Other questions may arise during the course of the hearing.

After you have presented all relevant information and any additional parties have presented all their information, the hearing will be closed. The Board will then render a decision as required by M.G.L. Decisions for special permits must be filed with the Town Clerk within ninety (90) days from the date of the hearing. Decisions for variances must be filed within one hundred (100) days from the date of application. These dates may be extended if continuances have been agreed to.

Twenty (20) days after the decision has been filed, you will need to check with the Town Clerk to see if any appeals have been filed. If none have been filed, you may take the decision and the Town Clerk's certification to be filed at the County Registry of Deeds. You may then file for a building permit.

Please email [sharonzba@townofsharon.org](mailto:sharonzba@townofsharon.org) with any question regarding the Zoning Board.

GATEHOUSE MEDIA NEW ENGLAND

COMMUNITY NEWSPAPER COMPANY

PATRIOT LEDGER/THE ENTERPRISE

HERALD NEWS FALL RIVER/ TAUNTON GAZETTE

WALPOLE TIMES, PROVINCETOWN BANNER

NANTUCKET INDEPENDENT

254 SECOND AVE, NEEDHAM, MA 02494-2811

DATE: 6 / 17 /2020

I HEREBY ACKNOWLEDGE THAT THE APPLICATION I AM SUBMITTING TO THE:

TOWN OF SHARON, MASSACHUSETTS

Zoning Board of Appeals

Planning Board

Conservation Commission

Historic Districts Commission

Other: \_\_\_\_\_

Board of Selectmen

(to be determined by building inspector)

Requires a legal notice of public hearing. Said hearing is to be held on \_\_\_\_/\_\_\_\_/20\_\_\_\_.  
Legal notices are currently submitted to the SHARON ADVOCATE for publication on the following date(s). \_\_\_\_/\_\_\_\_/20\_\_\_\_ and \_\_\_\_/\_\_\_\_/20\_\_\_\_

I hereby **AUTHORIZE** that the required legal notice be billed directly to me by, GateHouse Media New England, d/b/a, Community Newspaper Company, Inc.

Printed Name: Ti Johnson for Warner Larson Landscape Architects

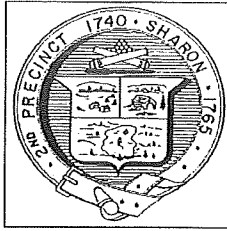
Signature: 

Address: 130 West Broadway

City: Boston, State: MA, Zip: 02127

Phone: 617-464-1440 ( cell 781-656-2307 )

Original copy to Town, copy to customer and copy to Legal Publication Dept of paper with ad copy.



Sharon Zoning Board of Appeals
Application for Hearing

- 1. Name of Applicant: Warner Larson/Tappe Architects
2. Mailing Address of Applicant: 130 West Broadway, Boston, MA 02127
3. Phone: Home Business: 617-464-1440
4. Applicant is: (check) Owner Tenant Licensee Prospective Purchaser Abutter Other X
5. Address/Location of Property to be Subject to Hearing: 181 Pond Street (Sharon High School)
6. Owner of Property: Town of Sharon
7. Mailing Address of Owner: 90 South Main Street, Sharon, MA 02067
7a. Phone: Home n/a Business: 781-784-1500
8. Date of deed into current owner unknown
9. Has any application or appeal ever been filed with the Board of Appeals on this property? unknown
10. Has the lot been surveyed by a Registered Land surveyor? yes
11. Nature of Application: (check)
a. Appeal in accordance with MA GL Ch. 40, Sec 8 as amended.
b. X Special permit in accordance with MA GL Ch. 40A, Sec 9 as amended.
c. X Variance in accordance with MA GL Ch. 40A, Sec. 10 as amended.
12. State the exact nature of this application (see instructions). State applicable section of Sharon Zoning Bylaws: see attached documents including memo prepared by Richard Gelerman, Esq.



APPENDIX A  
SPECIAL PERMIT CONDITIONS AND WORKSHEET

1. That the use is in harmony with the general purpose and intent of the bylaw:  
The new Sharon High School will be constructed adjacent the existing building. There is no change in the use of the property.  
\_\_\_\_\_
  
2. That the use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district: \_\_\_\_\_  
There is no change to the use of the property.  
\_\_\_\_\_
  
3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use:  
The new school includes all facilities required for the operation of the school and improves upon existing operations.  
\_\_\_\_\_
  
4. That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances:  
There is no change to the use of the property. Site Lighting has been designed to minimize light spill and glare (see photometric plan). New trash compactors are positioned away from public R.O.W. and uses.  
\_\_\_\_\_
  
5. That the proposed use would not cause undue traffic congestion in the immediate area:  
Traffic will be improved significantly by providing on-site vehicle queuing which in turns removes vehicle backups on Pond Street.  
\_\_\_\_\_



APPENDIX B  
VARIANCE CONDITIONS AND WORKSHEET

1. The Variance must be with respect to particular land or structures.

Parcel of Land: 181 Pond Street, parcel 081124000  
175 Pond Street, parcel 081123000

Structures: New school building

2. There must be circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

Circumstances: Please see attached memo by Richard Gelerman, Esq.

3. Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

Hardship would be: Please see attached memo by Richard Gelerman, Esq.

4. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

Relief would be: Please see attached memo by Richard Gelerman, Esq.

Detriment would be: \_\_\_\_\_

Is it substantial? \_\_\_\_\_

Intent or purpose of bylaw section? \_\_\_\_\_

Would the variance nullify intent or purpose above? \_\_\_\_\_

Is there any substantial derogating, (Lessening) of the intent or purpose; and if so, what is it?  
\_\_\_\_\_  
\_\_\_\_\_



**TOWN OF SHARON**  
**DEPARTMENT OF PUBLIC WORKS**

217 REAR SOUTH MAIN STREET, P.O. BOX 517  
SHARON, MASSACHUSETTS 02067  
TEL: (781) 784-1525 FAX: (781) 784-1508

ERIC R. HOOPER, P.E.  
SUPERINTENDENT

PETER M. O'CAIN, P.E.  
TOWN ENGINEER

JOSEPH X. KENT  
INSPECTOR OF BUILDINGS

ELIZABETH CURLEY  
BUSINESS MANAGER

**MEMORANDUM**

TO: Applicant to Zoning Board of Appeals

FROM: Kevin Davis, Agent of the Board of Health

SUBJECT: Requirement of Board of Health

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As an applicant to the Zoning Board of Appeal, you will be required to provide the following information to the Health Agent:

- Certified plot plan showing all existing and proposed dwellings/additions, current septic system locations, architectural layout plans (if applicable), and FEMA base flood elevations.
- If an addition to the structure is proposed, a certification of current septic system status is required (A Title 5 Inspection Report or Certificate of Compliance no more than 2 years old).
- Any and all supporting documentation related to your project.

The above required documentation should be submitted at least two (2) weeks prior to your hearing date. Otherwise, This Department may not have sufficient time to review your documents and make comment.



# Memorandum

To: Zoning Board of Appeals  
From: Richard A. Gelerman, Esq.  
Date: April 29, 2020  
Re: Sharon High School

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## Zoning Requirements

We have previously sent you a memorandum regarding the proposed new library, copy attached for your convenience. The proposed Sharon High School project is obviously an educational **use** and would enjoy the same **dimensional** protections afforded by the Dover amendment.

The Dover Amendment would require the same considerations as we outlined in the new library memorandum for the following zoning dimensional requirements. That is to say, that it will be your factual determination as to whether any of the following would "impede the educational use without appreciably advancing municipal goals."

### **1. Section 3113 – Size of parking spaces**

Required: 9 x 20

Provided: 9 x 18 – 9 x 20, variable

### **2. Section 3111 – Number of parking spaces**

3111. Number of parking spaces required.

a. Parking in excess of the minimum standards set forth within this Subsection 3111 shall be at the discretion of the Board of Appeals during its review of a site plan or special permit application, or the Planning Board during its review of a site plan application in Business District A. The minimum number of parking spaces required shall be as follows:

- (1) For religious and public educational institutions: one parking space per 600 square feet of gross floor area.
- (2) For other places of public assembly, such as for meetings, entertainment, recreation, adult education, service of food or beverages: one parking space per five fixed seats or 10 lineal feet of bench; or where no seats or benches are provided, one parking space per 20 square feet of floor area open to the public assembly.

The question is whether the total required spaces require compliance with both (1) and (2). In my opinion, only (1) needs to be met, as (2) expressly states "For other places of public assembly," indicating they are mutually exclusive.

It appears using that calculation, there are sufficient spaces, counting the off-site spaces.

**3. Section 2423 – Impervious Surface Area**

15% maximum allowed

Proposal exceeds 15% but improves the storm water situation by including engineering solutions for remediation.

Note: Property is in the WRPD so impervious surface requirements are going to be greater than those in the underlying zoning district. See Section 4535 – 40% maximum

**4. Section 2425 – Maximum Allowed Building Height**

Maximum is 35 feet

Proposed is 44 feet but only at the auditorium roof

**5. Section 3133 – Loading Bays**

One loading bay per 40,000 sf of gross floor area for institutional uses

Required – 6

Provided 2-4

**6. Section 2423 – Minimum Vegetation Coverage**

Minimum required – 50%

It's not indicated what is to be provided

Non-Zoning Requirements

The Dover Amendment applies only to zoning requirements, so the following non-zoning permits would still need to be obtained.

**7. Scenic Road Bylaw**

Chapter 325 of the General Bylaws

Pond and Beach Streets are scenic roads subject to the Scenic Road Bylaw, under the jurisdiction of the Planning Board, for any trees or stone walls to be removed or altered within the rights of way.

**8. Earth Removal Permit**

Chapter 141 of the General Bylaws requires an earth removal permit from the Select Board

**9. Storm water Permit**

Chapter 230 of the General Bylaws requires a storm water discharge permit from the Select Board, or the Town Engineer, if so designated.

As always we are available to answer any questions you may have for this project.

# Memorandum

To: Zoning Board of Appeals  
 From: Gelerman and Cabral, LLC  
 Date: April 22, 2020  
 Re: One School Street – New Public Library

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We are aware that your Board has received an application for the proposed construction of a new public library to be located on the property now known as One School Street, Sharon, Massachusetts (the "Property"). As counsel to the Board, we have prepared this memorandum regarding the legal aspects for the Board to consider on the application for variances and special permits for that project.

We have, for your convenience, outlined our Zoning Bylaw provisions that are normally applied to requests for variances and/or special permits for a building that does not qualify for the protection afforded by the Dover Amendment. We set out these Bylaw provisions so that the Board may refer to them for comparison purposes in your deliberations. It is however our opinion, as explained below, that the proposed use does enjoy the provisions of the Dover Amendment.

## Sharon Zoning Bylaw Requirements

Due to the existing circumstances at the Property, several of the Town's Zoning Bylaw requirements cannot be met. The Property is located in the Single Residence District B and the Groundwater Protection District. The Application seeks the following relief:

<b>Zoning Bylaw Section</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Relief Requested</b>
Minimum lot size within groundwater protection district §4533	60,000 sf/dwelling unit	38,293 sf	Special permit under § 4540 or exemption under § 4521
Minimum front yard § 2434	(1) 70' from North Main Street Centerline (2) 50' from School Street Centerline	52' +/- 30' +/-	Variance § 6222
Percent of lot coverage per Residential District B § 2433	25%	76%	Variance § 6222
Percent of lot coverage per	15%	76%	Special permit under § 4540 or

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groundwater protection district §4535			exemption under § 4521
Natural vegetation per groundwater protection district § 4535	40% minimum	0	Special permit under § 4540 or exemption under § 4521

Pursuant to § 6222 of the Zoning Bylaw and G.L. c. 40A, § 10, the Board may grant a variance when the following findings are made:

Owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

In addition, pursuant to § 4540 of the Zoning Bylaw, the Board may grant a special permit from the requirements of the Groundwater Protection District where it finds that:

that the intent of this bylaw as well as its specific criteria are met. In making such determination, the Board of Appeals shall give consideration to the simplicity, reliability and feasibility of the control measures proposed and the degree of threat to water quality posed by potential failure of any proposed control measures.

Further, § 4544 states:

Subject to the conditions listed in Subsection 6313 of this bylaw, a special permit for a use or activity in a location within the Groundwater Resources Protection District may be granted only if the Board of Appeals determines, after opportunity for review and recommendation by other Town agencies as specified above, that groundwater quality will comply with USEPA rules and regulations implemented under the Clean Water Act and groundwater quality and on-site wastewater discharges will comply with the Massachusetts DEP groundwater discharge permit program (314 CMR 5.00).

Alternatively, the Board may exempt an insensitive location from the requirements of the Groundwater Protection District pursuant to § 4543(b):

Subject to the considerations listed in Subsection 6313 of this bylaw, the Board of Appeals may grant a special permit to exempt a location within the Groundwater Resources Protection District from the requirement of Section 4500 of this bylaw if the applicant demonstrates that the development or use sought will not adversely affect the groundwater because:

(1) The location is underlain by soils having a transmissivity of less than 10,000 gallons per day per square foot or the location is separated from the aquifer serving as an existing or potential source of public water supply by an aquaclude or groundwater divide; and

(2) Development at that location will have no significant adverse impact upon any developed or planned public water supply.

As stated above we believe that the following statutory and case Dover amendment provisions are those that the Board should consider in its determination of whether or not to grant the relief requested in the application.

#### The Dover Amendment

M.G.L. c. 40A, § 3 contains the so-called "Dover Amendment, "which exempts certain educational uses from certain local zoning requirements:

No zoning ordinance or by-law shall . . . prohibit, regulate or restrict the use of land or structures for . . . educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation [emphasis supplied] . . . .

A public, municipal library is considered an educational purpose on land owned by a subdivision of the commonwealth and, therefore, the use is allowed on any parcel of land regardless of **use restrictions**. Such protected uses are, however, subject to "reasonable" **dimensional regulations**.

The leading case on how the Dover Amendment applies to the application of dimensional regulations to an educational use is Trustees of Boston College v. Bd. of Aldermen of Newton, 58 Mass. App. Ct. 794 (2003). The Appeals Court held that some of Newton's dimensional and parking regulations were validly imposed, while others were not. The standard relied upon for making those determinations was whether the regulation would "substantially diminish or detract from the usefulness of the [proposed use] or impair the character of the [proposed use] without appreciably advancing the municipality's legitimate concerns."



"A special permit procedure, in itself, cannot be declared invalid in all circumstances involving educational institutions." *Id.* at 800. The question of reasonableness depends on the particular facts of each case, as applied to the proposed use.

In Boston College, the Court found that the floor area ratio (FAR) regulation, as applied to the entire Middle Campus, would prohibit any development without a special permit and was, therefore, invalid. After Newton's FAR regulation was increased in 1987, the entire Middle Campus became nonconforming, as the existing campus' FAR exceeded the new regulation limits. Therefore, any additions to the Middle Campus would require a § 6 finding and special permit. The Court found that such a requirement significantly impeded the educational use without appreciably advancing municipal goals.

The Court further found that Newton's height, story and setback requirements, as applied to the Middle Campus, were unreasonable. The Court found that application of the setback requirements would require BC to significantly downsize the project, and that the average setbacks for other properties along the road were also nonconforming, some even more so than that proposed by BC. Finally with regard to parking, the Court remanded to the Board to "fashion some kind of reasonable accommodation."

Procedurally, whether or not the Dover Amendment should be read as ameliorating the strictures against the granting of variances, or your decision should simply state that the requirements for a variance or special permit are inapplicable because of the Dover amendment has been left somewhat open. Trustees of Tufts College v. City of Medford, 33 Mass. App. Ct. 580 (1992). In one case it was suggested that a variance, rather than a declaration of invalidity, could be an appropriate vehicle for adjusting dimensional requirements to achieve a balance between the uses protected by the Dover Amendment and the municipal interests that find expression in zoning ordinances. See Sisters of the Holy Cross v. Brookline, 347 Mass. at 498–499. Such a suggestion was repudiated in Radcliffe College v. Cambridge, 350 Mass. at 618–619, presumably because of the highly restrictive conditions that the enabling act places on the granting of variances.

In our opinion, whether a variance should be required for a protected educational use is for the Board to determine in its discretion, based upon the application of the facts of the case and the reasonableness of the dimensional regulations as applied to the proposed use. As a practical matter, if the Board does determine to grant the requested relief, we can aid in drafting a decision in a manner that protects that decision from any concern on this issue,

With the foregoing in mind, we offer the following guidance to aid the Board in reaching its determination whether application of the Bylaw's dimensional regulations would "impede the educational use without appreciably advancing municipal goals."

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Taking each of the applicable dimensional regulations in turn, the possible impacts of each are as follows:

1. Minimum lot size within groundwater protection district §4533: Because the lot itself is undersized, regardless of what use is proposed, any new construction or significant addition to the Property would require a special permit. Therefore, no matter what size the new library would be, discretionary relief would be necessary should your Board determine to allow the special permit relief requested. The Court in the Boston College case found that such a requirement significantly impeded the educational use without appreciably advancing municipal goals. If your Board determines that the facts of this case are similar to the Boston College case, you may be guided by the Court's determination in that case.

2. Minimum front yard § 2434: The proposed building falls approximately 20 feet short on minimum front yard setbacks. The Board should consider whether strict application of these requirements would be reasonable in the context of the whole project as well as existing conditions in the neighborhood. In the Boston College case, the Court looked at the average existing setbacks of neighboring buildings and determined that the Newton setback requirement exceeded the setbacks of the nearest neighboring buildings, and its strict enforcement would require Boston College to significantly downsize the project. For those reasons, the Court held the setback provisions unreasonable as applied to Boston College.

3. Percent of lot coverage per Residential District B § 2433: Again, the Board's consideration should include an analysis of whether application of the lot coverage requirements would impede, prevent or significantly detract from the educational use of the Property. If so, regulation would be unreasonable as applied to the Project. Again, the factual determination remains in the Board's reasonable discretion. To the extent the Board sees this issue as a groundwater protection issue, our guidance in 4 and 5 below would be applicable.

4 and 5. Percent of lot coverage per groundwater protection district §4535; and Natural vegetation per groundwater protection district § 4535: Both of these requirements may be waived by the Board if its finds that Project will have no significant adverse impact upon any developed or planned public water supply. If the Board so finds then the finding follows that the strict application of those regulations would necessarily substantially diminish or detract from the usefulness of the Project without appreciably advancing the municipality's legitimate concerns.

It is for the Board to consider the relevant facts as applied to the Property and the application and whether or not such facts lead to the conclusion that strict application of the Bylaw's dimensional regulations and required findings for a special permit and variance, would be reasonable as applied to the whole project. Furthermore, if application of any of the dimensional regulations and required findings for a special permit and

variance would impede or prevent the project or impair the character of the use without advancing any of the goals of the Bylaw, then the Board may find that such regulations and required findings do not apply.

Finally, the Board may also find that, due to the unique nature of the project and the circumstances of the application of the Dover Amendment, the Board's decision would have limited precedential impact on future special permit and variance applications in the Town.



ELLEN W. ABELSON  
RICHARD B. GORDEN, M.A.A.  
ANNE M. CARNEY

# TOWN OF SHARON

## OFFICE OF THE BOARD OF ASSESSORS

90 SOUTH MAIN ST.  
SHARON, MASSACHUSETTS 02067

TEL. (781) 784-1500

May 26, 2020

RE: 181 Pond St  
Map 081-124-000

### TO WHOM IT MAY CONCERN:

I, Jeffery L. Funk, Administrative Assessor of the Town of Sharon, hereby certify that attached is a list of abutters in the Town of Sharon within 300' radius of the above mentioned location in the Town of Sharon. This list is compiled from the record of the Board of Assessors most recent tax assessment.

### BOARD OF ASSESSORS

Jeffery L. Funk, M.A.A.

Enclosure

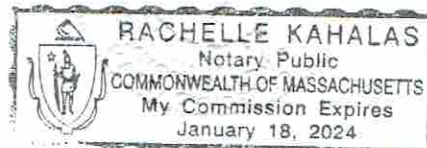
### COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Date: *May 26, 2020*

Then personally appeared the above-named Jeffery L. Funk, and acknowledged the foregoing to be his free act and deed, before me

Notary Public  
My commission expires: *January 18, 2024*



Parcel ID: 071053000  
TOWN OF SHARON  
PARK COMMISSIONERS  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 071054000  
TOWN OF SHARON  
PARK COMMISSIONERS  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 081094001  
MERPORT, MICHAEL  
62 BISHOP RD  
SHARON MA 02067

Parcel ID: 081094002  
TOWN OF SHARON  
CONSERVATION COMMISSION  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 081100000  
MCLEAN, JAMES A  
29 AMES CT  
SHARON MA 02067

Parcel ID: 081101000  
MCLEAN, JOHN  
MCLEAN, LEANDRA  
33 AMES CT  
SHARON MA 02067

Parcel ID: 081102000  
ZEPHIRANI, ALON R  
ZEPHIRANI, ZOHAR  
34 AMES CT  
SHARON MA 02067

Parcel ID: 081103000  
LAPPEN, HARRIS I  
LAPPEN, LAURA S  
30 AMES CT  
SHARON MA 02067

Parcel ID: 081104000  
TRAUM, AVRAM  
TRAUM, DEENA  
26 AMES CT  
SHARON MA 02067

Parcel ID: 081105000  
SCHWARTZ, ARI J  
SCHWARTZ, RUTH E  
24 AMES CT  
SHARON MA 02067

Parcel ID: 081106000  
CHANNIN, ESTHER M.  
75 SOUTH MAIN ST  
APT 320  
SHARON MA 02067

Parcel ID: 081107000  
ARORA, RUCIII  
ARORA, AMIT  
20 AMES CT  
SHARON MA 02067

Parcel ID: 081108000  
LIBERMAN, ALEXANDER G  
LIBERMAN, LARISA  
10 AMES CT  
SHARON MA 02067

Parcel ID: 081109000  
GOLDIN, JEROLD M  
GOLDIN, JUDITH B  
35 AMES ST  
SHARON MA 02067

Parcel ID: 081109001  
LIU, PIAO  
HU, YANLING  
33 AMES ST  
SHARON MA 02067

Parcel ID: 081110000  
TSOUKALES, MARY  
STEEVES, ADAM  
37 AMES ST  
SHARON MA 02067

Parcel ID: 081111000  
GINDIN, AIMEE  
BALDWIN, MICHAEL  
39 AMES ST  
SHARON MA 02067

Parcel ID: 081112000  
MAEL, KARI B  
41 AMES ST  
SHARON MA 02067

Parcel ID: 081113000  
LEIBOWITZ, MARK A  
LEIBOWITZ, JANET  
43 AMES ST  
SHARON MA 02067

Parcel ID: 081114000  
WORTHLEY, JOHN A TR  
WORTHLEY, MILDRED V TRUSTEE  
45 AMES ST  
SHARON MA 02067

Parcel ID: 081115000  
MOHAMED, AHMED A.  
47 AMES ST  
SHARON MA 02067

Parcel ID: 081116000  
HEALY, ALFRED V ESTATE  
C/O GEORGE J HEALY  
385 NORTH MAIN ST  
SHARON MA 02067

Parcel ID: 081117000  
MICHAEL, ROBIN B  
51 AMES ST  
SHARON MA 02067

Parcel ID: 081118000  
BOUCHARD, PETER S  
BOUCHARD, ALICIA M  
53 AMES ST  
SHARON MA 02067

Parcel ID: 081119000  
WEINER, MERRIL  
HOFFMAN, RINA  
55 AMES ST  
SHARON MA 02067

Parcel ID: 081120000  
SELSMAN, MICHAEL L  
SELSMAN, KARA S  
165 POND ST  
SHARON MA 02067

Parcel ID: 081121000  
LELIA, MAGOBA J.  
167 POND ST  
SHARON MA 02067

Parcel ID: 081122000  
MCVEIGH, NATALIE M.  
CARSTEN, JESSICA  
171 POND ST  
SHARON MA 02067

Parcel ID: 081123000  
TOWN OF SHARON  
BOARD OF SELECTMEN  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 081124000  
SHARON HIGH SCHOOL  
181 POND ST  
SHARON MA 02067



Parcel ID: 081125000  
TOWN OF SHARON  
PARK COMMISSIONERS  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 081126000  
MALAMUT, MARSHA  
SALVAGGIO, JOSEPH  
194 POND ST  
SHARON MA 02067

Parcel ID: 081127000  
GOLDBERG, JONATHAN MARK  
190 POND ST  
SHARON MA 02067

Parcel ID: 081128000  
RICKER, JEFFREY M. & RICKER, APRIL  
A.  
RICKER, KATHLEEN A.  
188 POND ST  
SHARON MA 02067

Parcel ID: 081129000  
RACCUGLIA, JULIA GRACE  
RACCUGLIA, OWEN JEFFERY  
186 POND ST  
SHARON MA 02067

Parcel ID: 081130000  
ABELSON, ELLEN  
184 POND ST  
SHARON MA 02067

Parcel ID: 081131000  
HODGKINSON, RANDALL T  
AMPER, LESLIE R  
182 POND ST  
SHARON MA 02067

Parcel ID: 081132000  
RADONSKY, STUART  
RADONSKY, SAHRA  
149 BROOK RD  
SHARON MA 02067

Parcel ID: 081133000  
HEFETZ, RONEH  
HEFETZ, SIMMA C  
172 POND ST  
SHARON MA 02067

Parcel ID: 081134000  
GOPEN, JOEL S  
GOPEN, MIRIAM B  
168 POND ST  
SHARON MA 02067

Parcel ID: 081135000  
WEINSTEIN, HARRY M  
57 AMES ST  
SHARON MA 02067

Parcel ID: 081136000  
WEADER, JOSHUA  
LEVINSON, JUDITH  
59 AMES ST  
SHARON MA 02067

Parcel ID: 081144000  
DESROCHERS, DANIEL M & NANCY G  
TRS  
D&N DESROCHERS FAMILY INVEST.TR.  
145 POND ST  
SHARON MA 02067

Parcel ID: 081145000  
KATZ, SCOTT  
KATZMAN, REBECCA B  
147 POND ST  
SHARON MA 02067

Parcel ID: 081146000  
MINAKER, CHERYL  
MINAKER, BURT E  
149 POND ST  
SHARON MA 02067

Parcel ID: 081147000  
DAVIS, KATHRYN  
52 AMES ST  
SHARON MA 02067

Parcel ID: 081148000  
BRENNER, DANIEL R. & ESTHER  
3 PARK RD  
SHARON MA 02067

Parcel ID: 081149000  
MELLMAN, GEORGE S & BETH L TRS  
MELLMAN - NATHAN REALTY TR OF  
2010  
5 PARK RD  
SHARON MA 02067

Parcel ID: 081150000  
POMERANTZ, ERIC  
4 PARK RD  
SHARON MA 02067

Parcel ID: 081151000  
HOROWITZ, NOAH B  
HOROWITZ, JESSICA S  
48 AMES ST  
SHARON MA 02067

Parcel ID: 081152000  
BLOOM, STANLEY C.  
62 WILLOW POND DRIVE  
ROCKLAND MA 02370

Parcel ID: 081153000  
CARVER, MARTIN A  
CARVER, MARLENE T  
42 AMES ST  
SHARON MA 02067

Parcel ID: 081154000  
NOVICK, HOWARD  
NOVICK, SUSAN H  
6 PARK RD  
SHARON MA 02067

Parcel ID: 081155000  
RAVID, MICHAEL  
RAVID, SHARON  
33 DUNBAR ST  
SHARON MA 02067

Parcel ID: 081156000  
BISHOP, BRADFORD HARRISON  
BISHOP, SARA J.  
38 AMES ST  
SHARON MA 02067

Parcel ID: 082001000  
KIM, EUNGJOO  
196 POND ST  
SHARON MA 02067

Parcel ID: 082002000  
TOWN OF SHARON  
CONSERVATION COMMISSION  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 082006000  
TOWN OF SHARON  
BOARD OF SELECTMEN  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 091111000  
STEIN, IRA D  
STEIN, SHIRLEY M  
36 AMES ST  
SHARON MA 02067

Parcel ID: 091113000  
POTOTSKY, DAVID G  
POTOTSKY, ELISSA S  
2 HART RD  
SHARON MA 02067



Parcel ID: 091128000  
KATZ, JOSHUA  
KATZ, AMANDA  
31 DUNBAR ST  
SHARON MA 02067

Parcel ID: 091129000  
KATZ, DAVID J  
KATZ, JILL  
7 PARK RD  
SHARON MA 02067

Parcel ID: 091130000  
COHEN, RONALD A  
9 PARK RD  
SHARON MA 02067

MSPARCEL	MSLOCATION	MSOWNER	MSOWNERB	MSMADDA	MSMADDB	MSMZIP	MSMADDB
81121000	167 POND ST	LELIA, MAGOBA J.		167 POND ST	SHARON	MA	02067
81135000	57 AMES ST	WEINSTEIN, HARRY M		57 AMES ST	SHARON	MA	02067
81111000	39 AMES ST	GINDIN, AIMEE		39 AMES ST	SHARON	MA	02067
71053000	31 BEACH ST	TOWN OF SHARON		90 SOUTH MAIN ST	SHARON	MA	02067
81133000	172 POND ST	HEFETZ, RONEN		172 POND ST	SHARON	MA	02067
91111000	36 AMES ST	STEIN, IRA D		36 AMES ST	SHARON	MA	02067
81107000	20 AMES CT	ARORA, RUCHI		20 AMES CT	SHARON	MA	02067
81136000	59 AMES ST	WEADER, JOSHUA		59 AMES ST	SHARON	MA	02067
81122000	171 POND ST	MCVEIGH, NATALIE M.		171 POND ST	SHARON	MA	02067
81118000	53 AMES ST	BOUCHARD, PETER S		53 AMES ST	SHARON	MA	02067
81144000	145 POND ST	DESROCHERS, DANIEL M & NANCY G TRS		145 POND ST	SHARON	MA	02067
81100000	29 AMES CT	MCLEAN, JAMES A		29 AMES CT	SHARON	MA	02067
81128000	188 POND ST	RICKER, JEFFREY M. & RICKER, APRIL A.		188 POND ST	SHARON	MA	02067
81114000	45 AMES ST	WORTHLEY, JOHN A TR		45 AMES ST	SHARON	MA	02067
82001000	196 POND ST	KIM, EUNGJOO		196 POND ST	SHARON	MA	02067
81123000	175 POND ST	TOWN OF SHARON		90 SOUTH MAIN ST	SHARON	MA	02067
81154000	6 PARK RD	NOVICK, HOWARD		6 PARK RD	SHARON	MA	02067
81115000	47 AMES ST	MOHAMED, AHMED A.		47 AMES ST	SHARON	MA	02067
81152000	46 AMES ST	BLOOM, STANLEY C.		46 AMES ST	SHARON	MA	02067
81125000	82 GUNHOUSE ST	TOWN OF SHARON		62 WILLOW POND DRIVE	ROCKLAND	MA	02370
81151000	48 AMES ST	HOROWITZ, NOAH B		48 AMES ST	SHARON	MA	02067
81109001	33 AMES ST	LIU, PIAO		33 AMES ST	SHARON	MA	02067
81109000	35 AMES ST	GOLDIN, JEROLD M		35 AMES ST	SHARON	MA	02067
81104000	26 AMES CT	TRAUM, AVRAM		26 AMES CT	SHARON	MA	02067
81130000	184 POND ST	ABELSON, ELLEN		184 POND ST	SHARON	MA	02067
82002000	35 QUINCY ST	TOWN OF SHARON		90 SOUTH MAIN ST	SHARON	MA	02067
91130000	9 PARK RD	COHEN, RONALD A		9 PARK RD	SHARON	MA	02067
81126000	194 POND ST	MALAMUT, MARSHA		194 POND ST	SHARON	MA	02067
81147000	52 AMES ST	DAVIS, KATHRYN		52 AMES ST	SHARON	MA	02067
81110000	37 AMES ST	TSOUKALES, MARY		37 AMES ST	SHARON	MA	02067
81120000	165 POND ST	SELSMAN, MICHAEL L		165 POND ST	SHARON	MA	02067
81134000	168 POND ST	GOPEN, JOEL S		168 POND ST	SHARON	MA	02067
71054000	25 BEACH ST	TOWN OF SHARON		90 SOUTH MAIN ST	SHARON	MA	02067
81153000	42 AMES ST	CARVER, MARTIN A		42 AMES ST	SHARON	MA	02067
81132000	176 POND ST	RADONSKY, STUART		149 BROOK RD	SHARON	MA	02067
81106000	22 AMES CT	CHANNIN, ESTHER M.		75 SOUTH MAIN ST	SHARON	MA	02067
81105000	24 AMES CT	SCHWARTZ, ARI J		24 AMES CT	SHARON	MA	02067
81131000	182 POND ST	HODGKINSON, RANDALL T		182 POND ST	SHARON	MA	02067
81117000	51 AMES ST	MICHAEL, ROBIN B		51 AMES ST	SHARON	MA	02067
81103000	30 AMES CT	LAPPEN, HARRIS I		30 AMES CT	SHARON	MA	02067
81127000	190 POND ST	GOLDBERG, JONATHAN MARK		190 POND ST	SHARON	MA	02067
81148000	3 PARK RD	BRENNER, DANIEL R. & ESTHER		3 PARK RD	SHARON	MA	02067

91129000	7 PARK RD	KATZ, DAVID J	KATZ, JILL	7 PARK RD	SHARON	MA	02067
81113000	43 AMES ST	LEIBOWITZ, MARK A	LEIBOWITZ, JANET	43 AMES ST	SHARON	MA	02067
81124000	181 POND ST	SHARON HIGH SCHOOL		181 POND ST	SHARON	MA	02067
81129000	186 POND ST	RACCUGLIA, JULIA GRACE	RACCUGLIA, OWEN JEFFERY	186 POND ST	SHARON	MA	02067
81101000	33 AMES CT	MCLEAN, JOHN	MCLEAN, LEANDRA	33 AMES CT	SHARON	MA	02067
91113000	2 HART RD	POTOTSKY, DAVID G	POTOTSKY, ELISSA S	2 HART RD	SHARON	MA	02067
81149000	5 PARK RD	MELLMAN, GEORGE S & BETH L TRS	MELLMAN - NATHAN REALTY TR OF 2010	5 PARK RD	SHARON	MA	02067
81145000	147 POND ST	KATZ, SCOTT	KATZMAN, REBECCA B	147 POND ST	SHARON	MA	02067
81119000	55 AMES ST	WEINER, MERRIL	HOFFMAN, RINA	55 AMES ST	SHARON	MA	02067
81094002	80 GUNHOUSE ST	TOWN OF SHARON	CONSERVATION COMMISSION	90 SOUTH MAIN ST	SHARON	MA	02067
81108000	10 AMES CT	LIBERMAN, ALEXANDER G	LIBERMAN, LARISA	10 AMES CT	SHARON	MA	02067
81150000	4 PARK RD	POMERANTZ, ERIC		4 PARK RD	SHARON	MA	02067
81146000	149 POND ST	MINAKER, CHERYL	MINAKER, BURT E	149 POND ST	SHARON	MA	02067
81116000	47R AMES ST	HEALY, ALFRED V ESTATE	C/O GEORGE J HEALY	385 NORTH MAIN ST	SHARON	MA	02067
81102000	34 AMES CT	ZEPHRANI, ALON R	ZEPHRANI, ZOHAR	34 AMES CT	SHARON	MA	02067
81155000	33 DUNBAR ST	RAVID, MICHAEL	RAVID, SHARON	33 DUNBAR ST	SHARON	MA	02067
82006000	75 AMES ST	TOWN OF SHARON	BOARD OF SELECTMEN	90 SOUTH MAIN ST	SHARON	MA	02067
81112000	41 AMES ST	MAEL, KARI B		41 AMES ST	SHARON	MA	02067
91128000	31 DUNBAR ST	KATZ, JOSHUA	KATZ, AMANDA	31 DUNBAR ST	SHARON	MA	02067
81156000	38 AMES ST	BISHOP, BRADFORD HARRISON	BISHOP, SARA J.	38 AMES ST	SHARON	MA	02067
81094001	78 GUNHOUSE ST	MERPORT, MICHAEL		62 BISHOP RD	SHARON	MA	02067