



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

RECEIVED  
CLERK'S OFFICE  
SHARON, MA 02067

2020 FEB 21 17:45:09

February 19, 2020

RE: 2 Cow Hill Rd  
Map 22-12

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

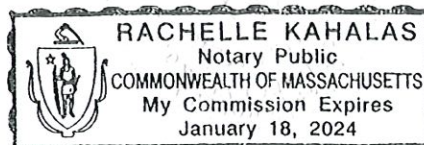
Norfolk, ss.

Date: February 19, 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:



22.12

Mailing Address  
Town of Sharon  
Assessor's Office  
90 South Main St  
Sharon, MA 02067

## REQUEST FOR ABUTTERS LIST

Phone Number  
781-784-1500 ext 1207

Name of organization: Newbridge Architecture  
Person filing request: Nancy Allison Title: Principal  
Address: ~~222 Main St~~ 50 Main St., N. Easton  
Telephone # 617 966 0195 (to notify for pick-up)  
Subject property: 2 Cowhill Rd  
Abutters within 300 feet

Planning Board 500'

Zoning Board of Appeals 300'

Conservation 100'

Board of Health 200'

Historical Commission 200'

Liquor License – Direct Abutters and Churches and Schools within 500'

Fee: \$0.50 per abutter; \$6.00 minimum

Please allow ten (10) days for completion of this request.

Date: 2/19/20

This form can be submitted via email (please use internet explorer), regular mail or in person at the Assessor's Office.

Once the form is received and the abutters list is completed, the Assessor's Office will notify you via email or phone with the required fee and pick up date.

**Submit via e-mail**

MSPARCELID	MSLOCATION	MSOWNER	MSOWNERB	MSMADDA	MSMCITY	MSMSTATE	MSMZIP
22001000	19 CANOE RIVER RD	BERKE, MICHAEL S	BERKE, MEREDITH	19 CANOE RIVER RD	SHARON	MA	02067
23008000	6 COW HILL RD	GEISINGER, LORI B	BEAN, NORMAN S	6 COW HILL RD	SHARON	MA	02067
23013000	5 COW HILL RD	HARPER, TOMMY	HARPER, BONNIE J	5 COW HILL RD	SHARON	MA	02067
22013000	1 COW HILL RD	XU, JING	WANG, YINGYI	1 COW HILL RD	SHARON	MA	02067
22004000	13 CANOE RIVER RD	KATZ, GERALD P	KATZ, CYNTHIA E	13 CANOE RIVER RD	SHARON	MA	02067
22018000	29 KING PHILIP RD	MAGIT, AMY L	MAGIT, SCOTT B	29 KING PHILIP RD	SHARON	MA	02067
22015000	26 KING PHILIP RD	KURIAKOSE, VINU	THOMAS, BINDU M	26 KING PHILIP RD	SHARON	MA	02067
22014000	24 KING PHILIP RD	MILLER, SHEILA WHITE TR	THE SWM TRUST	24 KING PHILIP RD	SHARON	MA	02067
22002000	17 CANOE RIVER RD	COHEN, MARJORIE		17 CANOE RIVER RD	SHARON	MA	02067
22012000	2 COW HILL RD	SULLIVAN, DAVID C	SULLIVAN, JANE L	2 COW HILL RD	SHARON	MA	02067
22011000	20 KING PHILIP RD	MIAO, CHYI-CHANG	JENG, SHWUJING	20 KING PHILIP RD	SHARON	MA	02067
22010000	18 KING PHILIP RD	KRAVETZ, RICHARD	KRAVETZ, BARBARA	18 KING PHILIP RD	SHARON	MA	02067
22022000	13 KING PHILIP RD	TOWN OF SHARON	CONSERVATION COMMISSION	90 SOUTH MAIN ST	SHARON	MA	02067
23005000	21 CANOE RIVER RD	MCLOUGHLIN, D. P. & MODISTE, J.L.	CO-TTEES OF 21 CANO RIVER RD NOM. TR	21 CANOE RIVER RD	SHARON	MA	02067
23007000	26 CANOE RIVER RD	GLENN, AVIVA TR	CANOE RIVER REALTY TRUST	26 CANOE RIVER RD	SHARON	MA	02067
22009000	16 KING PHILIP RD	APPLEMAN, DUDLEY R	APPLEMAN, CAROLYN V	16 KING PHILIP RD	SHARON	MA	02067
22019000	23 KING PHILIP RD	WASSERMAN, STEVEN J	WASSERMAN, AMY L	23 KING PHILIP RD	SHARON	MA	02067
22003000	15 CANOE RIVER RD	TURKHIA, MANOJ N	TURKHIA, PRITY N	15 CANOE RIVER RD	SHARON	MA	02067
22020000	19 KING PHILIP RD	COPLAN, NEIL B	COPLAN, RONNA L	19 KING PHILIP RD	SHARON	MA	02067
23012000	7 COW HILL RD	TOWN OF SHARON	CONSERVATION COMMISSION	90 SOUTH MAIN ST	SHARON	MA	02067

Parcel ID: 022001000  
BERKE, MICHAEL S  
BERKE, MEREDITH  
19 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 022002000  
COHEN, MARJORIE  
17 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 022003000  
TURKHIA, MANOJ N  
TURKHIA, PRITY N  
15 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 022004000  
KATZ, GERALD P  
KATZ, CYNTHIA E  
13 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 022009000  
APPLEMAN, DUDLEY R  
APPLEMAN, CAROLYN V  
16 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022010000  
KRAVETZ, RICHARD  
KRAVETZ, BARBARA  
18 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022011000  
MIAO, CHYI-CHANG  
JENG, SHWUJING  
20 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022012000  
SULLIVAN, DAVID C  
SULLIVAN, JANE L  
2 COW HILL RD  
SHARON MA 02067

Parcel ID: 022013000  
XU, JING  
WANG, YINGYI  
1 COW HILL RD  
SHARON MA 02067

Parcel ID: 022014000  
MILLER, SHEILA WHITE TR  
THE SWAI TRUST  
24 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022015000  
KURIAKOSE, VINU  
THOMAS, BINDU M  
26 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022018000  
MAGIT, AMY L  
MAGIT, SCOTT B  
29 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022019000  
WASSERMAN, STEVEN J  
WASSERMAN, AMY L  
23 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022020000  
COPLAN, NEIL B  
COPLAN, RONNA L  
19 KING PHILIP RD  
SHARON MA 02067

Parcel ID: 022022000  
TOWN OF SHARON  
CONSERVATION COMMISSION  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 023005000  
MCLOUGHLIN, D. P. & MODISTE, J.L.  
CO-TTEES OF 21 CANOE RIVER RD NOM.  
TR  
21 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 023007000  
GLENN, AVIVA TR  
CANOE RIVER REALTY TRUST  
26 CANOE RIVER RD  
SHARON MA 02067

Parcel ID: 023008000  
GEISINGER, LORI B  
BEAN, NORMAN S  
6 COW HILL RD  
SHARON MA 02067

Parcel ID: 023012000  
TOWN OF SHARON  
CONSERVATION COMMISSION  
90 SOUTH MAIN ST  
SHARON MA 02067

Parcel ID: 023013000  
HARPER, TOMMY  
HARPER, BONNIE J  
5 COW HILL RD  
SHARON MA 02067



RECEIVED  
CLERK'S OFFICE  
SHARON, MA 02067

2020 FEB 21 A 10:07

## Sharon Zoning Board of Appeals Application for Hearing

1. Name of Applicant: Jane and David Sullivan
2. Mailing Address of Applicant: 2 Cowhill Road  
Sharon, MA 02067
3. Phone: Home \_\_\_\_\_ Business: \_\_\_\_\_
4. Applicant is: (check) Owner ☒ Tenant \_\_\_\_\_ Licensee \_\_\_\_\_  
Prospective Purchaser \_\_\_\_\_ Abutter \_\_\_\_\_  
Other \_\_\_\_\_
5. Address/Location of Property to be Subject to Hearing: 2 Cowhill Road
6. Owner of Property: Jane and David Sullivan
7. Mailing Address of Owner: 2 Cowhill Road  
Sharon, MA 02067
- 7a. Phone: Home \_\_\_\_\_ Business: \_\_\_\_\_
8. Date of deed into current owner 09.17.2004
9. Has any application or appeal ever been filed with the Board of Appeals on this property? \_\_\_\_\_  
If yes, name of Applicant: \_\_\_\_\_
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. ☒ Special permit in accordance with MA GL Ch. 40A, Sec 9 as amended.
  - c. \_\_\_\_\_ 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:
 

Section 2421.a states that Rural 1 to be 60,000 s.f. site. This site is 40,075 s.f.  
Additions to a non-conforming lot require a Special Permit

Section 4211.b allows an additional dwelling unit within a building provided the  
unit is occupied only by a person or persons related to the owner. This requires  
a Special Permit

13. Complete the following checklist and include all necessary enclosures with application. (Refer to instruction sheet.)

- \_\_\_\_\_ 5 copies and 1 original of this application
- \_\_\_\_\_ 7 copies of the Building Plans as described in instruction sheet
- \_\_\_\_\_ 6 copies of the Plot Plan of land as described in instruction sheet
- \_\_\_\_\_ 1 original abutters list certified by the Board of Assessors
- \_\_\_\_\_ 2 Copies of the abutters list on labels.
- \_\_\_\_\_ Check in the amount of the filing fee
- \_\_\_\_\_ 6 copies of the building inspector's denial (if issued).

**Sharon Zoning Board of Appeals**  
**Application of Hearing**  
**Page 2**

I hereby request a hearing before the Sharon Zoning Board of Appeals with reference to the above noted application or appeal.

I am aware that the cost of advertising will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware that certain provisions of the By-Laws require the Applicant to provide certifications to the Zoning Board of Appeals. The cost of hiring the professional who will perform these certifications will be borne by the Applicant.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Schedule of Filing Fees**

Application shall be accompanied by a filing fee, payable to the Town of Sharon of \$100.00 for the first two acres and \$25.00 for each additional acre or part thereof of the locus, except for applications for a public stable permit, that fee being \$25.00 regardless of land area.

APPENDIX A  
SPECIAL PERMIT CONDITIONS AND WORKSHEET

1. That the use is in harmony with the general purpose and intent of the bylaw:  
This project creates an additional dwelling unit for inlaws to stay with the family. This goal is in concert with the general purpose and intent of the by-laws. The addition has no separate street entrance and would not operate as a rental unit.
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: This addition does not alter the character intended by zoning. Zoning ordinance requires maximum 15% lot coverage. Existing coverage is 6% and the addition will enlarge that to 8%. Open space is preserved. There is no encroachment into setbacks.
3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use:  
N/A
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:  
The additional dwelling unit will not change lighting, odors, smoke, noise, or sewage and will not create other nuisances. Bedroom count will not change; an existing bedroom is being opened up into a study.
5. That the proposed use would not cause undue traffic congestion in the immediate area:  
The additional dwelling unit has no impact on traffic.

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: \_\_\_\_/\_\_\_\_/20\_\_\_\_

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

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: Jane Sullivan

Signature: 

Address: 2 Cowhill Road

City: Sharon, State: MA, Zip: 02067

Phone: 617-921-2947

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





**NEWBRIDGE  
ARCHITECTURE**  
152 Billings Street  
Sharon, MA 02067  
P: 781-784-3129  
F: 781-784-1336  
E: nanewbridge@comcast.net

**Client:**

**Sullivan Residence**  
2 Cowhill Road  
Sharon, MA 02067

**Preliminary Pricing  
Plans**

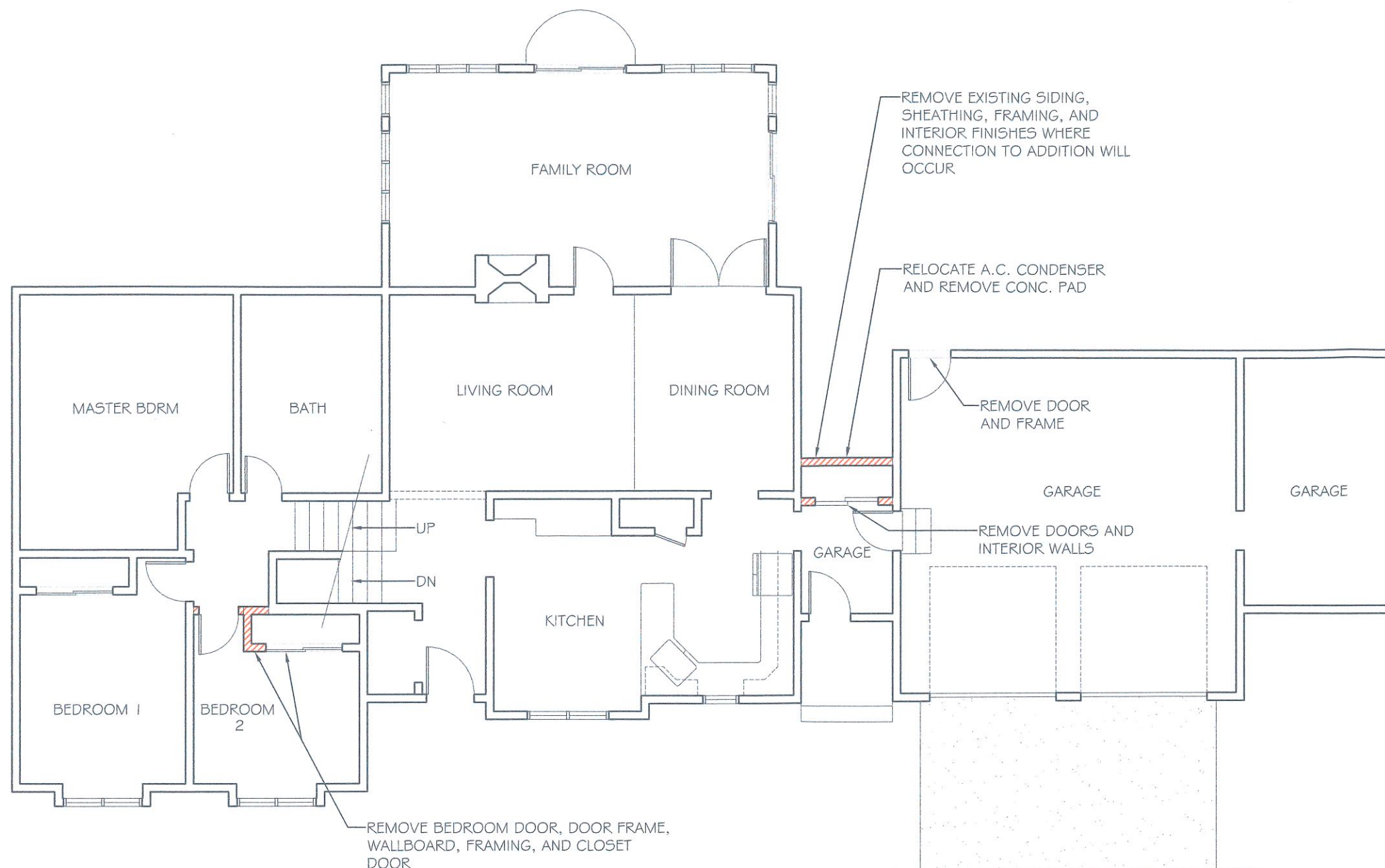
**Drawing Title  
Existing &  
Demolition Plan**

**Drawing Information:**

Scale: 1/8" = 1'-0"  
Drawn By: NAA  
Date: 01.15.20

**Sheet Number**

**A-1**



**Existing & Demolition Plan**

Existing Walls  
to be Demolished

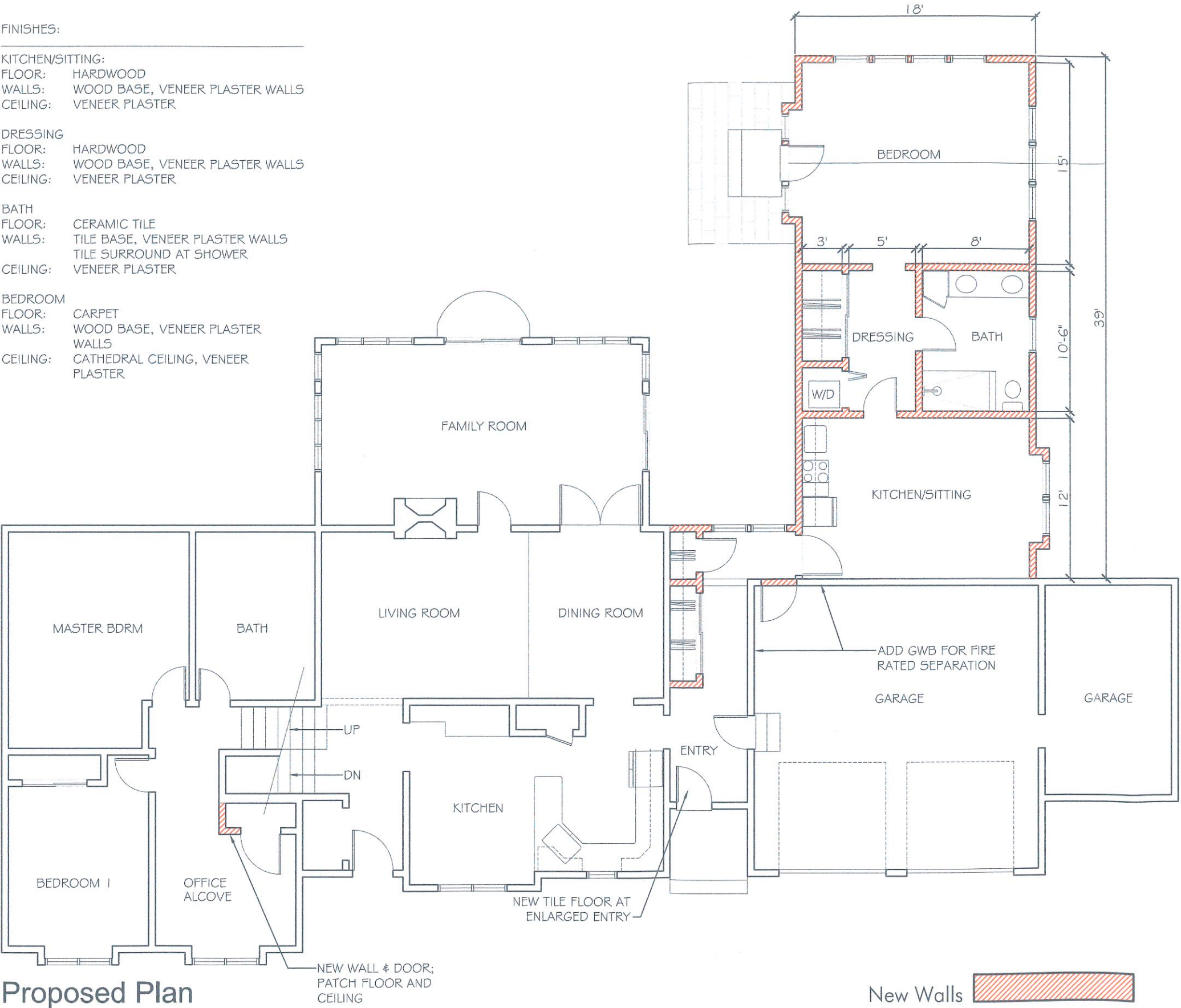
FINISHES:

KITCHEN/SITTING:  
FLOOR: HARDWOOD  
WALLS: WOOD BASE, VENEER PLASTER WALLS  
CEILING: VENEER PLASTER

DRESSING  
FLOOR: HARDWOOD  
WALLS: WOOD BASE, VENEER PLASTER WALLS  
CEILING: VENEER PLASTER

BATH  
FLOOR: CERAMIC TILE  
WALLS: TILE BASE, VENEER PLASTER WALLS  
CEILING: VENEER PLASTER

BEDROOM  
FLOOR: CARPET  
WALLS: WOOD BASE, VENEER PLASTER WALLS  
CEILING: CATHEDRAL CEILING, VENEER PLASTER



Proposed Plan



**NEWBRIDGE  
ARCHITECTURE**  
152 Billings Street  
Sharon, MA 02067  
P: 781-784-3129  
F: 781-784-1336  
E: nanewbridge@comcast.net

**Client:**  
**Sullivan Residence**  
2 Cowhill Road  
Sharon, MA 02067

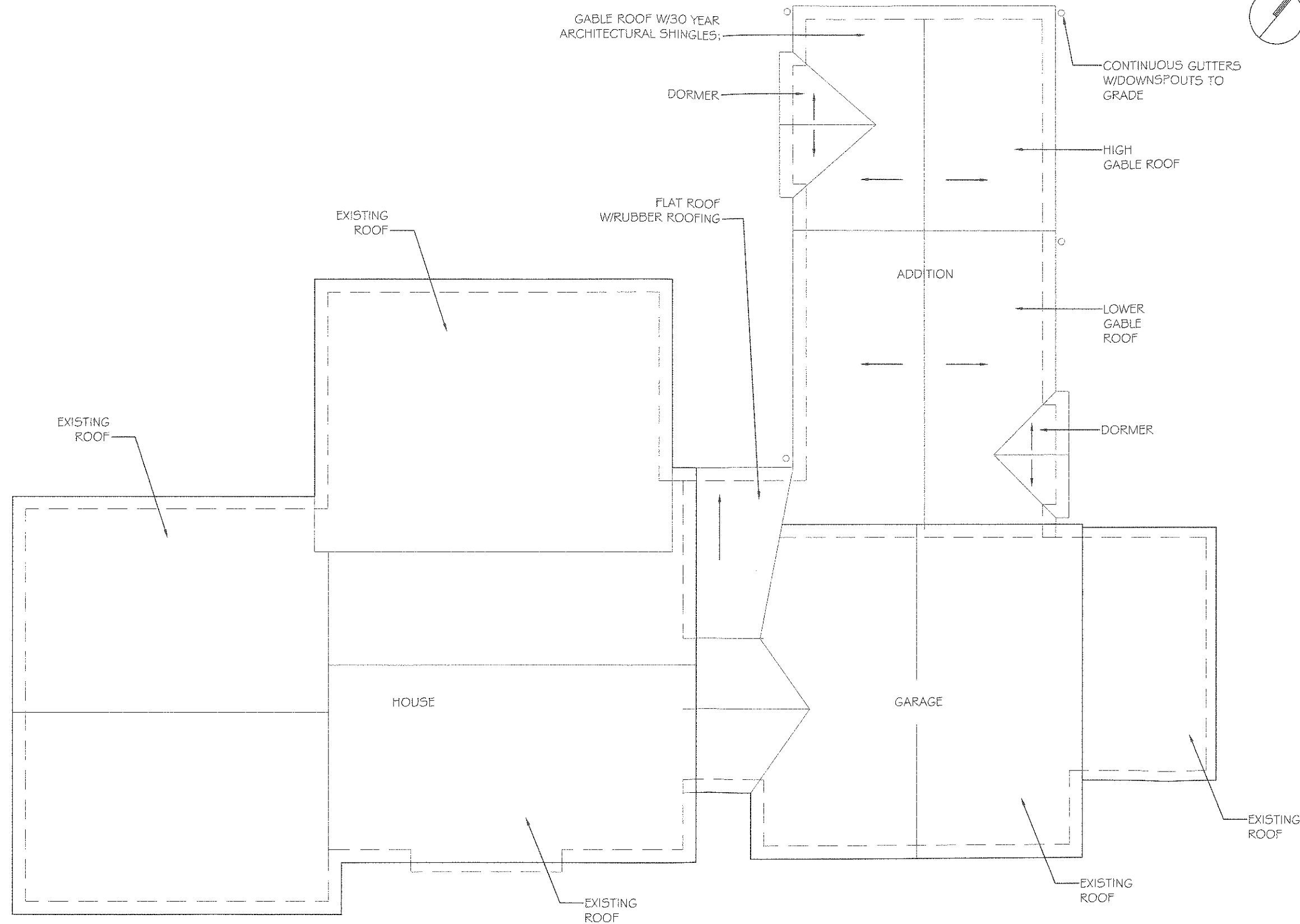
Preliminary Pricing  
Plans

Drawing Title  
Proposed Plan

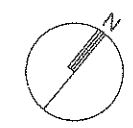
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Drawn By: NAA  
Date: 01.15.20

Sheet Number

**A-2**



Proposed Roof Plan



**NEWBRIDGE  
ARCHITECTURE**  
152 Billings Street  
Sharon, MA 02067  
P: 781-784-3129  
F: 781-784-1336  
E: nanewbridge@comcast.net

**Client:**  
**Sullivan Residence**  
2 Cowhill Road  
Sharon, MA 02067

Preliminary Pricing  
Plans

Drawing Title  
Roof Plan

Drawing Information:  
Scale: 1/8" = 1'-0"  
Drawn By: NAA  
Date: 01.15.20

Sheet Number

**A-3**

**NEWBRIDGE  
ARCHITECTURE**  
152 Billings Street  
Sharon, MA 02067  
P: 781-784-3129  
F: 781-784-1336  
E: nanewbridge@comcast.net

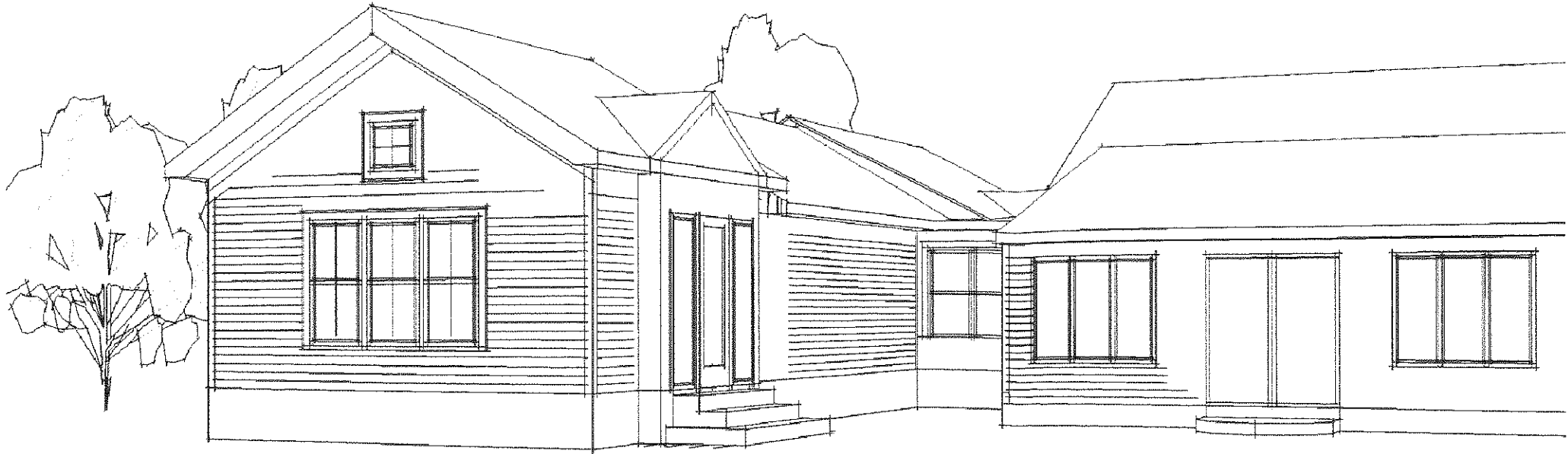
**Client:**  
Sullivan Residence  
2 Cowhill Road  
Sharon, MA 02067

Preliminary Pricing  
Plans

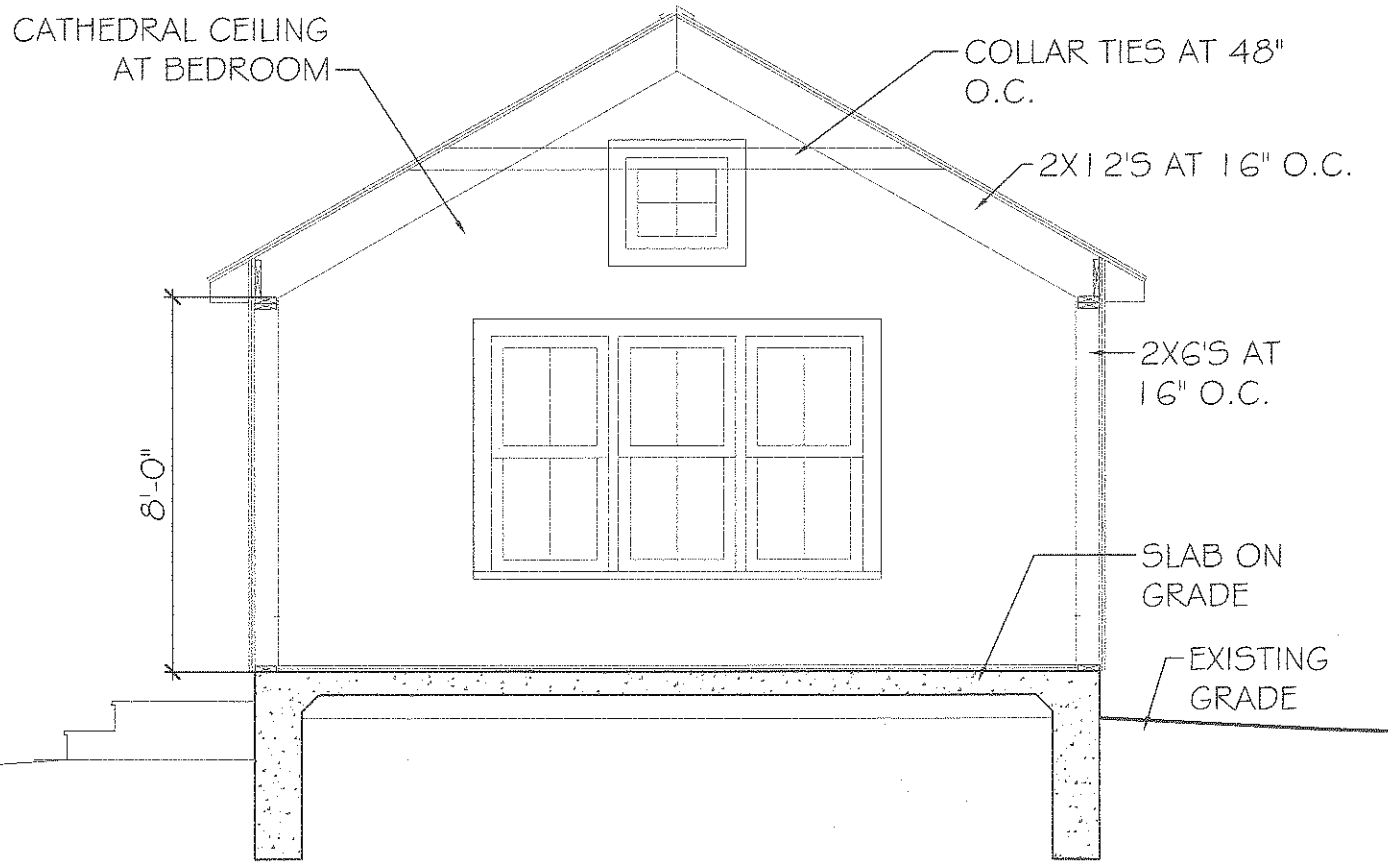
Drawing Title  
Exterior Views  
& Section

Drawing Information:  
Scale: Not to scale  
Drawn By: NAA  
Date: 01.15.20

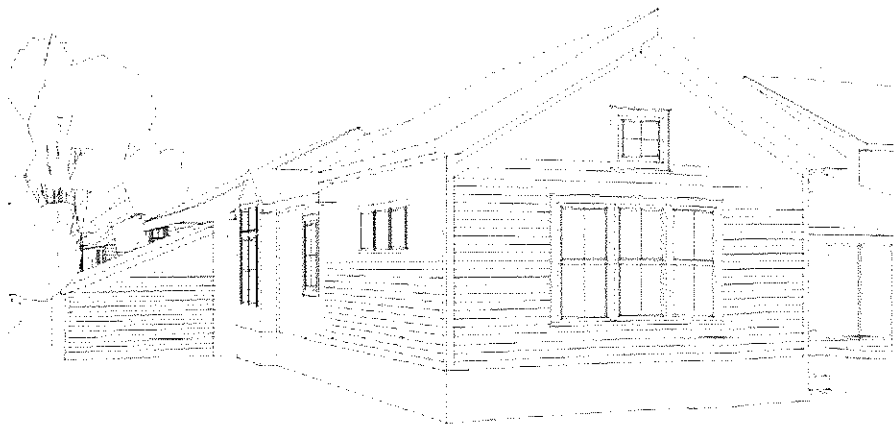
Sheet Number  
**A-4**



View from West



Building Section



View from East

617-966-0195

Nancy Allison

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Nanewbridge@  
Comcast.net

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2 Cow Hill Rd