

SHARON ZONING BOARD OF APPEALS
MINUTES OF WEDNESDAY, July 27, 2022

LOCATION OF MEETING: In compliance with the Governor's emergency declaration relative to the conduct of public meetings, the Town arranged to conduct board and committee meetings using Zoom video/audio conferencing in an effort to minimize the spread of COVID-19. Interested citizens received directions on how to attend the meeting remotely in the agenda as posted on the ZBA website and the Town. This meeting was presented with the video and/or audio available for later broadcast. The Zoning Board of Appeals is focused on observing the spirit of the Open Meeting Law during this temporary emergency situation to assure accountability for the deliberations and actions of elected and appointed officials conducting the public's business.

A virtual meeting of the Sharon Zoning Board of Appeals was held on Wednesday, July 27, 2022, at 7:00 P.M. The following members were present as established by roll call: Joe Garber, Chair, David Young, Hemant Mehta, and Arnold Wallenstein.

Mr. Garber, Chair called the meeting to order at 7:01 PM. Mr. Garber, Chair, read Covid19 protocols per the Governor of MA and procedural ground rules.

Case 1900 - 20 Edge Hill Road (continued from 6/08/22)

Present for the applicant: Resident Michael Gallagher

Mr. Garber read the original legal ad posted for the case. He noted that we are using the prior zoning code numbering that recently got revamped.

Mr. Garber asked Mr. Gallagher if he had the new survey plan to show the proposed addition. Mr. Gallagher's builder thanked everybody for coming out and explained that they are waiting for the surveyor to get back to them. He has retired and is doing them a favor by making the changes. He is currently on vacation, but they wanted to let everybody know what their intentions are tonight. They will not be looking for a variance, but to forget about the changes to the garage and to move the proposed addition over and add a small sliver on the left-hand side and push back but not to infringe on any setbacks. Mr. Garber wanted to confirm that they aren't looking for any judgement from the board tonight and explained that they can't do much without the plot plan. The applicant wanted to see about a Special Permit instead and put it in the ZBA's hand to discuss.

Mr. Garber explained that we can discuss it but can't make any judgements. The applicant wanted some input on the aesthetic of the front of the house. They are proposing to take the roof structure off which is currently a cape and gambrel the roof to maximize the space on the second level. Mr. Garber explained that the board doesn't design structures and that they just give input. He explained that he would need a set of drawings with the new addition with elevations so we can render a judgement. Builder asked in lieu of construction stamped plans, would the board accept hand drawn elevations and a stamped plot plan. Mr. Garber stated that hand drawings are fine as long as they are legible and opened the meeting to the other board members.

Mr. Young agreed Mr. Garber as to what is needed for the next steps.

Mr. Mehta wanted summarized the case from the original discussion. That the setback was the major issue, and they were infringing on the setbacks and there was no way to approve them. The request that was made to rearrange the building such that you're not infringing on setbacks. Mr. Mehta stated that in absence of the plot plan, there isn't anything to talk about but suggested to Mr. Gallagher, that the next step would be to show the expansion footprint in a way that addresses the setbacks. Mr. Mehta explained that addressing a variance is hard and difficult to approve.

Mr. Wallenstein agreed that they need a plot plan by a surveyor. He explained that he doesn't have an issue with hand drawings but asked the board if the outline of the building should be part of the proposed survey. Mr. Garber stated that the house has to be laid on the survey as well as the addition and distances to sidelines. The builder stated he wanted to show the board from the street a couple of views of the roof. Mr. Garber said pictures of the existing conditions would be helpful. Mr. Wallenstein asked if this would be under the prior zoning ordinance, not the new one. Mr. Garber stated that it was the under the prior zoning ordinance. Mr. Garber explained that the numbering has changed and that they removed some repetitiveness.

Mr. Garber asked if he would like another continuance and Mr. Gallagher expressed that he would need to continue the case until August 28, 2022. This would allow enough time to get new drawings, etc. Ms. Katapodis will email him a Continuance Form to be filled out and emailed back. The case will be continued to August 24, 2022.

Motion:

Chair made a motion to continue Case 1900 – 20 Edgehill Road to August 24, 2022. Mr. Young seconded the motion. Approved by unanimous roll call vote 4-0-0 (Garber, Young, Mehta, Wallenstein).

MINUTES:

June 8, 2022

Motion:

Chair made a motion to approve minutes from June 8, 2022. Mr. Young seconded the motion. Approved by unanimous roll call vote 3-0-0 (Garber, Wallenstein, Young).

The meeting adjourned 7:40 pm

Respectfully submitted