

SHARON ZONING BOARD OF APPEALS

MINUTES OF WEDNESDAY, January 25, 2023

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, January 25, 2023, at 7:00 P.M. The following members were present as established by roll call: Joe Garber, Chair, Hemant Mehta, Arnold Wallenstein, and Michelle Katapodis, Administrative Assistant. Also present for the town Dana Hinthorne, Building Inspector.

Mr. Garber, Chair called the meeting to order at 7:00 PM. Mr. Garber, Chair, read Covid19 protocols per the Governor of MA and procedural ground rules.

Mr. Garber opened the meeting by reading the agenda items. There are two continued cases that will be continued again.

Case 1912 – 1200 General Edwards Highway (Four Daughters Compassionate Care)- Continued from January 11, 2023

Motion:

Chair made a motion to continue Case 1912- 1200 General Edwards Highway (Four Daughters Compassionate Care) to February 8, 2023. Mr. Mehta seconded the motion. Approved by unanimous roll call vote 3-0-0 (Garber, Mehta, Wallenstein).

Case 1906 – 299-303 North Main Street – Continued from January 11, 2023

Present for the applicant: Attorney Mike Khoury of Maddoff & Khoury, LLP representing Yuriy Lande, Applicant, Bill Buckley

Motion:

Chair made a motion to continue Case 1906-299-303 North Main Street to February 8, 2023. Mr. Mehta seconded the motion. Approved by unanimous roll call vote 3-0-0 (Garber, Mehta, Wallenstein).

Other Business

Mr. Garber stated that there was an administrative issue related to Case 1911 – 144 Old Post Road – (Sharon Gallery Phase 2). The applicant has filed a supplemental application for a variance and since they have already paid the fee for the original application, we are going to waive the fee for the supplemental application.

Mr. Garber opened the meeting to the public.

Mr. Matt McDonald of 237 Edge Hill Road – he stated that the neighbors and the residents have heard of a LIP program that was approved by the Selectman in May. There has been no additional information, there has been rumor and some activity on the site. The direct abutter hasn't received any notices about the project. Mr. McDonald asked if anything has come before the board involving 262 – 292 Edge Hill Road, a LIP program for approximately 20 townhouse units. Mr. Garber stated that the ZBA hasn't been informed of this project yet. The Building Inspector, Mr. Hinthorne stated that he hasn't seen an application for this project either. Mr. Garber suggested that Mr. McDonald reach out to Fred Turkington or Lauren Barnes for more information.

Ms. Laura Nelson of 236 Edge Hill Road stated that she is very involved with the neighborhood and it's interest in what is going on with that piece of property. She stated that Georgeann Lewis sent an email to the ZBA this afternoon which expressed the same comments that she expressed to the Select Board. Ms. Nelson stated that she had an email conversation with Melissa Imbaro, Executive Assistant to the Town Administrator, regarding this property and the proposed LIP that the Select Board had endorsed back in May. She explained that she was surprised that the project hasn't come before the ZBA yet because it was her understanding that once the project is endorsed, it would go to the ZBA. She stated that it seems to be in process, trees have been cut down, holes have been dug. Ms. Nelson stated that none of the abutters on the Sharon side or the Canton side weren't notified prior to the main meeting and in fact the information that the attorney presented in May, had the wrong abutter name on the Sharon side.

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She expressed that the communication between the abutters and the town has been a nightmare. The neighborhood is very concerned.

Mr. Garber and Mr. Hinthorne hadn't had the opportunity to read the email sent by Ms. Lewis but will read it and discuss it tomorrow. Mr. Garber stated that the ZBA will stay on top of it and if any information regarding the project comes to us, it will be posted.

Motion:

Chair made a motion to adjourn the meeting. Mr. Mehta seconded the motion. Approved by unanimous roll call vote 3-0-0 (Garber, Mehta, Wallenstein).

The meeting adjourned.

Respectfully submitted