

SHARON ZONING BOARD OF APPEALS MINUTES OF May 24, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, May 24, 2017 at 7:00 P.M. in the Second Floor conference room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: Seth Ruskin, Abe Brahmachari, Barry Barth, Joe Garber and Steve Cohen.

7:00 P.M. Jay Kublin, 560 Massapoag Avenue, Case No. 1804 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated May 16, 2017, and a letter from Greg Meister, Conservation Administrator, dated May 15, 2017.

Mr. Kublin explained that they would like to build a four season room, relocate the existing deck, and add a window and doors to the fourth bedroom that has previously been used as a den.

Mr. Ruskin stated a special condition: the home is a four (4) bedroom home and will remain a four bedroom home.

It was noted that there is no proposal for a garage as stated in the Legal Notice.

The applicant asked to close the hearing.

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

Mr. Ruskin moved to approve the plans for Case No. 1804 at 560 Massapoag Avenue with standard conditions and the special condition mentioned above. The plans include a plot plan dated March 27, 2017, and architectural plans dated November 26, 2010, by Falcon Associates, Inc. at 5 Falcon Road, Sharon, MA. Mr. Garber seconded the motion.

The board voted 3-0-0 in favor of the plans (Ruskin, Brahmachari, Barth).

7:13 P.M. Leonardo Chen, 18 Franklin Road, Case No. 1802 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated May 16, 2017, and a letter from Greg Meister, Conservation Administrator, dated May 15, 2017.

Keri Murray, the architect, explained that they would like to extend the existing carport, rework the existing entryway and enclose it, and build a deck.

It was stated that the house is on a nonconforming lot and that the 50 foot setback is not met. The proposed carport would increase the nonconformity by nine (9) feet.

The Board agreed that they do not support the proposal of the carport going towards the front of the property. They would like it to go towards the back.

The Board requested to see the existing plot plan and architectural plans.

The Applicant asked to continue the hearing on June 14, 2017.

Minutes:

Mr. Ruskin moved to approve the minutes of May 10, 2017. Mr. Garber seconded the motion. The board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Approved June 14, 2017