

SHARON ZONING BOARD OF APPEALS MINUTES OF June 14, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, June 14, 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.

7:01 P.M. Leonardo Chen, 18 Franklin Road, Case No. 1802 – Continued Hearing

Mr. Chen stated that he is requesting relief from the front setback requirement and that the overhang would be eliminated.

Mr. Ruskin stated the current stairs don't meet building code and that the Board would allow a few inches in order to meet the code.

Mr. Ruskin read a letter from Greg Meister, Conservation Agent, dated June 13, 2017. Mr. Meister recommended that the carport not go back towards the wetlands and that a patio is not considered a "structure."

Kerri Murray, the architect, explained that they would change the shed roof to a gable roof, the current platform will not change, the stairs would be repaired for better functionality, and the carport would be extended 11 feet 8 inches.

The Board requested a plot plan that shows the existing and the new proposed plans and to have a complete set of plans.

Applicant asked to continue the hearing on June 28, 2017.

7:21 P.M. Brian Johnson, 18 Walpole Street, Case No. 1806 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated June 5, 2017, and a letter from Greg Meister, Conservation Administrator, dated June 7, 2017.

Mr. Ruskin stated that the Board of Health Title IV approval is required prior to granting a Special Permit.

Mr. Johnson explained that the house is a non-conforming structure on a non-conforming lot and that the property is on a corner. The three bedroom home would remain a three bedroom home. The proposal is to create a home office, change the garage to a great room, add a master bedroom, and add a two car garage.

Mr. Garber explained that a corner lot setback should be 30 feet but the plans show 28.5 feet.

The Board requested plans that show the required corner lot setback and changes to the home office doorway.

An abutter, Linda Waller, was present but she had no comment.

The applicant asked to continue the hearing on June 28, 2017.

7:37 Stefani Langol, Case No. 1805, 52 Richards Avenue – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated June 7, 2017, and a letter from Greg Meister, Conservation Administrator, dated June 7, 2017.

Ms. Langol shared plans and a note from the Fire Chief. She explained the proposal is to add a new entrance in the back of the 1953 Cape. The current kitchen would be kept as a pantry and a full kitchen would be added. Off the entryway there would be a hallway, closet, and bathroom. A great-room would be added and there would be access to the deck from the kitchen and great-room. Also, unfinished space would be added to the basement. The second floor would be unchanged.

The Board stated the following conditions: the home is 3 bedroom home and will remain 3 bedroom home; the basement will not be converted to a bedroom in the future; a letter from Jim Andrews stating that the septic system is in compliance.

An abutter, Valerie Ordway, of 54 Richards Avenue was present and had no objections.

The applicant asked to close the hearing.

Mr. Ruskin moved to close the hearing. Mr. Garber 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. 1805 at 52 Richards Avenue with standard conditions and the special conditions mentioned above. The plans include a plot plan dated August 1, 2016, and architectural plans dated April 18, 2017, by David Whitney Architect at 49 Linden Street, Arlington, MA. Mr. Brahmachari seconded the motion.

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

Minutes:

Mr. Ruskin moved to approve the minutes of May 24, 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 7:54 p.m.

Respectfully submitted,

Approved June 28, 2017