

SHARON ZONING BOARD OF APPEALS MINUTES OF June 28, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, June 28, 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. Brian Johnson, 18 Walpole Street, Case No. 1806 – Continued Hearing

Mr. Johnson handed out copies of the plot plan, revised architectural plans and a Title IV.

The Board requested an updated signed and stamped plot plan.

The applicant asked to continue the hearing on July 12, 2017.

7:08 P.M. Todd Harris, 6 Osprey Road, Case No. 1809 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated June 21, 2017, and a letter from Greg Meister, Conservation Administrator, dated June 21, 2017.

Mr. Meister noted in his letter that work commenced without permit applications. The rear sun room was removed and reconstruction was underway when work was stopped. If the Board determines that the new sun room does not extend beyond the original footprint then there would be no objections provided that there would be no increase to the number of bedrooms.

Jeff Graeber, attorney for applicant, explained that the renovations would be to the rear sunroom and he submitted a narrative statement and affidavit from the land surveyor stating that the rear sun room extended 16 feet from the main house. He explained that the non-conformity is the lot size.

Mr. Graeber stated that the sunroom was removed before permits were received and work has stopped. There are also renovations being done to the inside of the house. When reconstruction of the sun room began it was noticed that the new plans are for a shorter length (based on plans from a previous contractor) than the original. The applicant would like the length of the sun room to be the same

as the original. There are footings that show the original sun room to be at 16 feet. The Town appraisal also shows a sun room of 16x16 feet.

Mr. Dmitry Dych of Diamond Builders, the current contractor, explained that there was a permit in the name of the original contractor for some work but he continued internal work and external demolition prior to obtaining new permits in his name. The main level of the house is a complete remodel. There is no second level. It is a three (3) bedroom home with the 3rd bedroom on the lower level.

Mr. Graeber also stated that an open deck on the side of house is also being added and would not be finished.

Mr. Ruskin explained that septic system approval is needed before a Special Permit is granted.

The applicant asked to continue the hearing to July 12, 2017.

635 Old Post Road – 40B, Sharon Residences LLC, Case No. 1472 – Update

Mr. Dmitry Dych of Diamond Builders provided an update. The fence was shifted back as requested by the Board. Additional progress was noted. Framing stopped until a new contractor is in place. Work will continue on August 1, 2017.

7:38 P.M. Michael Hartford, 17 Winslow Road, Case No. 1807 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated June 21, 2017, and a letter from Greg Meister, Conservation Administrator, dated June 21, 2017.

Mr. Hartford explained the project. Currently the home is a three (3) bedroom home on the lower level. They would like to add a 2nd level and create larger bedrooms and additional bathrooms. The footprint would not be changed. They would add air-conditioning and plumbing upgrades as needed. Currently the home is 1129 square feet and would be 2113 square feet after the updates.

The Board requested a special condition: the home would remain a three (3) bedroom home.

Mr. Ruskin moved to close the hearing. Mr. Abe 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. 1807 at 17 Winslow Road with standard conditions and the special condition mentioned above. The plans include a plot plan revised April 27, 2017 by Dennis O'Brien Land Surveying, and architectural plans dated April 15, 2017, by Hartford & Associates, Architects, 27 Cameron Road, North Falmouth, MA.

Mr. Brahmachari seconded the motion.

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

7:52 P.M. Murshed Khandaker, 34 Blair Circle, Case No. 1808 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated June 21, 2017, and a letter from Greg Meister, Conservation Administrator, dated June 22, 2017.

Applicant explained that they would like to remove the deck and expand the dining area. Above the garage a small storage area would be added. Steps in front of the house to be updated and to widen but would not bring closer to the street.

The Board requested a current plot plan to show existing and proposed changes and to show setbacks.

Septic work can be done because have approval (BOH permit #9985).

The applicant asked to continue the hearing to July 12, 2017.

8:15 P.M. Leonardo Chen, 18 Franklin Road, Case No. 1802 – Continued Hearing

Mr. Chen provided a signed and dated revised plot plan.

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. 1802 at 18 Franklin Road with standard conditions. The plans include a plot plan revised June 17, 2017, and architectural plans dated June 28, 2017, by Keri Murray Architecture of Sharon, 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 June 14, 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 8:19 p.m.

Respectfully submitted,

Approved July 12, 2017