

SHARON ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 21, 2017

A regular meeting of the Sharon Zoning Board of Appeals was held on Tuesday, November 21, 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, Steve Cohen, Abe Brahmachari, Barry Barth, Joe Garber, and Stephen Weiss.

7:00 635 Old Post Road

Mr. Ruskin explained that stop work order was previously issued due to violations such as start time but was later lifted once a letter stating new procedures went out to the various vendors. Work temporarily stopped again unrelated to the Zoning Board but when it restarted the Building Department received more complaints such as start time, deliveries made too early, and school buses having difficulty passing.

Curtis Gadles, general contractor, and Lee Head stated that they will address the procedures and appropriate start time with the vendors/workers.

Mr. Ruskin expressed the seriousness of the matter as communicated by Joe Kent, Building Inspector.

7:05 P.M. Stuart Brown, 105 Billings Street, Case No. 1810 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated November 15, 2017, stating that B.O.H. Permit #1033 was issued; and a letter from Greg Meister, Conservation Administrator, dated November 14, 2017.

Mr. Stuart, the applicant, explained the home is currently a 5 bedroom home built in 1929 originally. The proposal is to replace the screened in porch on a cement pad with a room, breaking down walls and going down to 4 bedrooms. The home is older and they will try to preserve look with the addition but will add more windows in the back. There will be no changes to the second floor and the footprint would go out 4 feet more than existing porch. As this is an older home and all rooms have doorways but family has only used it as a 4 bedroom. The other bedroom is a family room which will be replaced by a kitchen.

Mr. Stuart further explained that the lot was originally two parcels and he bought both parcels but the other parcel is land locked.

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 (6-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1810 at 105 Billings Street with standard conditions. The plans include a plot plan dated August 14, 2017, and architectural plans dated August 8, 2017, by Newbridge Architecture at 152 Billings, Sharon, MA. Mr. Brahmachari seconded the motion.

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

7:18 Jason Frisco, 298 South Walpole Street, Case No. 1811 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated November 14, 2017, and a letter from Greg Meister, Conservation Administrator, dated November 14, 2017.

Mr. Andrew's letter stated that the septic system is compliant for a 3 bedroom but a B.O.H. hearing process is required since the project is new construction and wetland setback relief is needed.

Mr. Meister's letter states that he objects to the additional third bedroom.

Mr. Frisco, the applicant, explained that he was not aware that he needed a B.O.H. hearing process to approve the project. He explained that currently the home is a 2 bedroom house. The proposal is to add a bedroom and create a 3rd bedroom and add a playroom above the garage. The garage would also be expanded. Mr. Frisco stated that an environmental scientist looked at the wetland setbacks and he has a letter that says this is an area of critical environmental concern.

The Board stated that a new letter approving the project is required from Jim Andrews. In addition, the concerns in Mr. Meister's letter need to be addressed.

Angela Lewis, an abutter at 302 South Walpole Street, had no objections to the project.

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

7:37 Genna Robins, 91 Lakeview Street, Case No. 1812 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated November 14, 2017, and a letter from Greg Meister, Conservation Administrator, dated November 6, 2017.

Mr. Joel Fishman, attorney for the applicant, explained the home is listed as a 2 family home and the owners moved backed in and would like to use it as a single family home. The proposed sunroom would square off house. The addition in the back is directly behind the house and as this is a deep lot it would not be seen from the front. The proposed 2 car garage was narrowed to 20 feet wide and is compliant with the setbacks. A room over the garage would be added and the current 3 bedroom home would remain a 3 bedroom home. The

bathroom would remain in the basement and it would be made into one open space, with a small closed off area. The size is currently 1362 square feet, 1558 square feet would be added, for a new total of 2920 square feet not including the screened in porch.

At abutter at 95 Lakeview Street supports the project.

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 (6-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1812 at 91 Lakeview Street with standard conditions. The plans include a plot plan dated September 20, 2017, and architectural plans dated October 4, 2017, by T Design of Milton, 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 August 23, 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 7:52

P.M.

Respectfully submitted

Approved December 12, 2017