

SHARON ZONING BOARD OF APPEALS MINUTES OF JANUARY 10, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, January 10, 2018 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, and Joe Garber.

7:00 Lee Ashley, 29 Pole Plain Road, Case No. 1814 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated January 8, 2018, and a letter from Greg Meister, Conservation Administrator, dated November 14, 2017.

Architect, Henry Bobek, on behalf on the applicant explained that the applicant has an existing ranch home with a one car garage and would like to extend the garage five (5) feet forward. The proposed change will still be within the setback.

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. 1814 at 29 Pole Plain Road with standard conditions. The plans include a plot plan dated October 2, 2017, and architectural plans dated November 17, 2017, by Architecture Signature Designs at 73 Bishop Road, Sharon, MA. Mr. Brahmachari seconded the motion.

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

7:11 P.M. Svitlana Byelkina, 56 Cortland Drive, Case No. 1813 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated January 8, 2018, and a letter from Greg Meister, Conservation Administrator, dated November 14, 2017.

Mr. Igor Byelkina explained that they would like to renovate the basement to make a recreation area. A bathroom would also be added in the basement. Two

windows would be added and have approval from condominium association. No changes to living floor. Currently there are two bedrooms.

Mr. Ruskin stated that a special condition is that the two bedroom home would remain a two bedroom home.

The applicant asked to close the hearing.

Mr. Ruskin moved to close the hearing. Mr. Cohen 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. 1813 at 56 Cortland Drive with standard conditions plus the special condition mentioned above. The plans include a plot plan dated , and architectural plans dated December 15, 2017, by RAV & Associates, Inc, Needham, MA. Mr. Cohen seconded the motion.

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

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:25 P.M.

Respectfully submitted

Approved 1/24/18