

SHARON ZONING BOARD OF APPEALS MINUTES OF JANUARY 24, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, January 24, 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, Steven Weiss.

7:04 Senior Operations Metal Bellows, Senior Operations Inc., 1075 General Edwards Highway, Case No. 1815 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated January 18, 2018, and a letter from Greg Meister, Conservation Administrator, dated January 18, 2018, and a letter from Peter O'Cain, Town Engineer, dated January 11, 2018.

Joanna Hilvert, of Macchi & Macchi, introduced herself as the attorney for the Applicant, Dan Cordera, Facilities Manager at Aerospace Metal Bellows, Dick Bisanett, Director of Operations at Aerospace Metal Bellows, and David Johnson, Engineer from Norwood Engineering.

Ms. Hilvert submitted a Legal Memorandum to the Board and continued to explain the project. The property is located in the Light Industrial Zone and is within the Groundwater Protection Overlay District and the applicant is seeking four (4) Special Permits, three (3) Variances, and a Minor Site Plan Review. The proposal is a construction of a 50,000 square feet two story addition to the existing building with 20,000 square feet to be used for office space and 30,000 square feet for manufacturing.

Mr. Ruskin stated that the Town Engineer and Building Inspector approve of the project.

David Johnson, of Norwood Engineering, explained the site plan expansion. Mr. Johnson discussed a proposed storm drainage system, an infiltration basin, a proposed parking lot. The existing parking lot would not change other than ADA requirements and an installation of a drain across parking lot. In addition, the Applicant would increase sewage flow and therefore the existing system would be replaced. There would be no changes to the entrances and exit.

GeoInsight, Environmental Strategy & Engineering firm reviewed the project and provided a summary dated December 19, 2017.

Laura Nelson, of 236 Edge Hill Road, stated that the letter from The Board of Health says that a new system will be approved.

The Zoning Board stated that Board of Health approval be a condition to the Decision.

The immediate abutter, Sharon Park South, submitted a letter dated October 13, 2017, stating that they support the project.

Ms. Hilvert on behalf of 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 (4-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1815 at 1075 General Edwards Highway with the condition of Board of Health approval. The plans include a plan dated November 1, 2017, by Norwood Engineering Co., 1410 Route One, Norwood, MA. Mr. Brahmachari seconded the motion.

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

8:04 P.M. 25 Tiot Street Holdings, LLC, 25 Tiot Street, Case No. 1816 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Jim Andrews, Health Agent for Engineering, dated January 18, 2018, and a letter from Greg Meister, Conservation Administrator, dated January 18, 2018.

Board of Health approval letter is still pending.

Bob Shelmerdine, attorney, representing the owner and developer discussed the project. Shane Oates, Project Manager, from Coneco Engineering was also present and Tom Houston of Professional Services Corporation.

Mr. Shelmerdine explained the Applicant is seeking a variance from the required street setback of 100 feet to 77 feet in order to avoid environmental buffers in the back.

A conversation ensued regarding the project.

Ms. Lois Darr 256 Edge Hill Rd, an abutter, was present and had questions regarding the setback.

Mr. Craig Edwards of 19 Edge Hill Road supports the variance.

Laura Nelson of 236 Edge Hill Road, an abutter, had a few questions.

The Board agreed to a Special Condition as suggested by Mr. Tom Houston as follows: In order to screen and buffer existing residences from the proposed building closest to the street, landscaping would include 6 spruce or fir trees with a minimum height at planting of 12 feet and minimum height at maturity of 25 feet, or similar trees having similar screening characteristics as approved by Tree Warden in Town. The trees shall be planted and maintained in perpetuity. The location of the trees would be between the building line and the street.

A landscaping plan would be submitted to the Board.

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 (4-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1816 at 25 Tiot Street with standard conditions plus the special condition mentioned above. The plans include Sheet 20 dated September 15, 2017, by Conecco Engineers & Scientist of 4 First Street, Bridgewater, MA. Mr. Brahmachari seconded the motion.

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

Sharon Park South Case No. 1794

Mr. Tom Houston explained an administrative error regarding the address in the Decisions.

Mr. Ruskin moved to authorize the administrative correction of case no 1794, changing the typographical error from "1145 & 1225 General Edward Highway" to "1125 & 1225 General Edwards Highway."

Mr. Ruskin moved to approve the Minutes of December 12, 2017. The Board voted 2-0-0 to approve it.

Mr. Ruskin moved to approve the Minutes of January 10, 2018. The Board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 9:58 P.M.

Respectfully submitted

Approved February 2, 2018