

SHARON ZONING BOARD OF APPEALS MINUTES OF APRIL 11, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, April 11, 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, Barry Barth, Abe Brahmachari, Steve Cohen, and Stephen Weiss.

7:02 P.M. Sphos Three LLC and Sphos Two Limited Partnership, 8 & Rear Commercial Street, Case No. 1819 – New Hearing

Mr. Brahmachari read the Legal Notice, a letter from Peter O’Cain, Town Engineer, dated April 4, 2018, a letter from Greg Meister, Conservation Administrator, dated April 5, 2018, a letter from Kevin Davis, Engineering Field Agent, dated March 27, 2018, and a letter from Deputy Fire Chief Richard Murphy.

Mr. Joel Fishman, attorney for the applicant, read an email from Town Counsel, Lisa Whelan, stating that an ANR endorsement is not necessary.

Mr. Fishman explained that the parcels are two (2) contiguous parcels of land which are both undeveloped. In 2012 the ZBA approved a solar site but the project didn’t continue. In 2014 the ZBA approved billboards on route 1 and the applicant is proposing a digital billboard at this site.

Mr. Johnson of Norwood Engineering explained the project: 12 foot wide gravel road and a turnaround area, driveway would be grated and drained, the sign is 14 by 48. The sign would be 72 feet in height from ground it sits on but maximum that would be seen is 60 feet from cars passing by on I95. Trees would be trimmed to allow the site to be seen but no earth work would be done other than the access drive and create the pad for the sign.

A conversation ensued about some details about the sign. Town Bylaw permits 60 feet and the applicant is seeking a 12 foot variance.

New plans were provided by Mr. Fishman before the meeting with updated dates therefore the submitted letters reference the previously dated plans.

The applicant is asking for variance on the height and a sign permit, erosion and sediment control plan needs to be approved by Conservation, and other conditions would be similar to conditions requested in prior billboard approvals.

The Board asked for a condition that all trees would be cut to the ground unless DOT indicates would not permit it.

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 (5-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1819 at 8 & Rear Commercial Street with conditions as stated above. The plans dated 2/15/18, with revisions on 2/28/18, 3/21/18, and 4/9/18, are by Norwood Engineering at 1410 Route One, Norwood. Mr. Brahmachari seconded the motion.

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

Minutes: Mr. Ruskin moved to approve the minutes of March 14, 2018. Mr. Cohen seconded the motion. The Board voted 5-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:48 P.M.

Respectfully submitted

Approved May 9, 2018