

## SHARON ZONING BOARD OF APPEALS MINUTES OF JUNE 27, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, June 27, 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, Joe Garber, and Stephen Weiss.

### **7:00 P.M. Arthur Kesselman, 24 Bella Road, Case No. 1821 – New Hearing**

Mr. Ruskin read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated June 20, 2018, a letter from Kevin Davis, Agent of the Board of Health, dated June 13, 2018.

The language in the Legal Notice regarding signage does not pertain to the case and should be disregarded.

Applicant, Arthur Kesselman, explained that he is seeking a variance and that he owns the property but lives on Osprey Road in Sharon. Mr. Kesselman's nephew currently lives in the house. The house is a two bedroom ranch and the applicant proposes to add a ramp and a deck 12 feet by 18 feet. The purpose of the ramp is to be able to get to the deck similar to an elevated walkway.

A variance is needed because the lot lines are 7 feet from the side of the house.

The Board requested a plot plan to scale that shows existing and proposed plans.

The applicant asked to continue the hearing.

The case will continue on July 11, 2018.

### **7:00 P.M. Sol Green, 51 Orchard Hill Drive, Case No. 1822 – New Hearing**

Mr. Ruskin read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated June 20, 2018, and a letter from Kevin Davis, Agent of the Board of Health, dated June 13, 2018.

The Applicant, Mr. Green, explained that he would like to create a recreation room by finishing the unfinished space, adding a cedar closet, a space for a pool table and TV room. Doors would be added to storage area, utility area, electrical area and the cedar closet would have no windows. The basement level follows the footprint of the main level.

A Special condition is: the condominium unit is a two bedroom unit and will remain a two bedroom unit.

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. 1822 at 51 Orchard Hill Drive with a special condition as stated above. Mr. Brahmachari seconded the motion.

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

**Minutes:** Mr. Ruskin moved to approve the minutes of May 9, 2018. Mr. Garber seconded the motion. The Board voted 4-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:29 P.M.

Respectfully submitted

Approved July 11, 2018