

SHARON ZONING BOARD OF APPEALS MINUTES OF SEPTEMBER 12, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, September 12, 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, Abe Brahmachari, Joe Garber, and Steve Cohen.

7:02 P.M. Mark Feldman, 35 Sunset Drive, Case No. 1827 – New Hearing

Mr. Ruskin read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated September 7, 2018, and a letter from Kevin Davis, Agent of the Board of Health, dated September 6, 2018.

The applicant, Mr. Feldman, explained that the existing deck would be used to create a three (3) season sunroom by adding walls and roof. There would be no expansion.

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 (4-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1827 at 35 Sunset Drive with standard conditions. The plans include a plot plan dated June 1977, by P.J. Berger, Professional Engineer and architectural plans dated June 8, 2018, by GDI-Boston, 500 Myles Standish Dr., Taunton, MA, 24 Harvest Drive, NJ. Mr. Brahmachari seconded the motion.

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

7:09 P.M. Sharon Country Club, 149 East Street, Case No. 1826 – Continued Hearing

Mr. Ruskin read a letter dated September 6, 2018 from Kevin Davis, Agent of the Board of Health, stating that the continued use of the on-site septic system is approved.

An abutter, Mr. Slavsky, of 146 East Street, expressed concerns about the proposed new clubhouse some of which were about the: minimum setback, noise level, kitchen fumes on East Street, social drinking and gathering, loading/unloading by long trucks creating safety issues, new location, and type of screening. Mr. Slavsky provided photographs of activity around the current clubhouse. Finally, a request was made to move the trash collection from 4:00 am on Monday's to a later time later in the morning.

Conversation ensued and covered some of the following points: there will be no loading dock on the new building, Mr. Erick Dias of Strong Point Engineering stated deliveries would be similar to how they are currently, the setback is being met, golf cart activity is improving, building was designed to look like a residential property, site plan review does not apply, MGA rules apply, screening to be around mechanicals, arborvitae tree were proposed, Patrick O'Brien, clubhouse President, stated beer deliveries are on Friday and once a week around 2:30 P.M.

Additional comments made: delivery truck could do off-loading further into property, early AM trash collection will be further away and more screened but Mr. O'Brien will inquire about changing the time, no benefit to add vegetation on the North side, 4 foot drop off prevents bottom of building from being seen, screening on mechanicals is on plans.

Mr. Cohen suggested adding decorative landscape trees which was agreed to by the applicant. There would be about 3 on the property between the stone wall and access to deliveries.

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 (4-0-0).

Mr. Ruskin moved to approve the plans for Case No. 1826 at 149 East Street with standard conditions. The plans include a site plan dated July 12, 2018, updated, July 31, 2018, and September 6, 2018, by StrongPoint Engineering, 340 Manley Street, West Bridgewater, MA, and architectural plans dated June 6, 2018, and updated July 30, 2018, by Main Street Architects, 25 Mathewson Dr, Weymouth, MA. Mr. Brahmachari seconded the motion.

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

8:06 P.M. Ward Jaros, Project Manager, 635 Old Post Road – Continued Hearing

Mr. Ruskin explained that this is not an open case. The project manager was asked to present a plan and provide an update. An abutter filed a complaint for a violation of conditions of the original decision but this will not be discussed until further commentary from the Building Inspector, Joe Kent.

Mr. Robert Devin, attorney for the applicant, handed out a letter that discussed the plan.

Mr. Jaros, project manager, explained that the police and security were hired to patrol 6 days from 6:00 AM to 7:30 PM, security began on September 4th, signage was added, time stamped photos are provided to him, surveillance cameras were added, the site closes on Saturdays, locks were changed and only security guard and Mr. Jaros have keys.

Additional comments on the project: in the process of doing finished carpentry work, site utility work to do, and an affordable 40B was submitted to the State for 8 units, request for permit on second building to be submitted in the next two weeks, framing will continue through the winter, and construction is expected to be completed in about 8 months.

Mr. Jaros took over the project in March 1, 2018 and was involved with the Whitney Place project in Sharon.

Mr. Devin explained that there is no problem with the transfer of the building permit. Ownership changed and was approved by Mass Housing.

Request for enforcement is filed with Joe, if abutter is dissatisfied then can file appeal with ZBA and has 65 days to rule on inspectors decision

An abutter, Mr. John Lee of 509 Old Post Road, stated that less than 24 hours of the previous hearing violations continued. Mr. Lee shared a letter with the Board that he gave to the Building Inspector.

Mr. Ruskin stated the Board is waiting for a response from the Building Inspector.

Mr. Devin stated that a revised landscape plan will be submitted for a minor modification request, and that the Board has 20 days to decide if the modification is minor or major.

The 40B Modification request will be heard on September 26th.

An abutter, Mr. Drew Delaney of 859 Old Post Rd, submitted photos which will be discussed on Sep 26th.

Minutes: Mr. Ruskin moved to approve the minutes of August 8, 2018. Mr. Brahmachari seconded the motion. The Board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 8:30 P.M.

Respectfully submitted

Approved 09.26.18