

## SHARON ZONING BOARD OF APPEALS MINUTES OF SEPTEMBER 26, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, September 26, 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, Steve Weiss, and Steve Cohen.

### **7:00 P.M. Sharon Residences, LLC, 635 Old Post Road – 40B Modification Request of Amended Comprehensive Permit (Conditions for Landscaping & Lighting)**

Mr. Ruskin read a letter submitted by Mr. Robert Devin, applicant's attorney, dated September 20, 2018, regarding Condition #34, which requires that "Preference shall be given to Town of Sharon residents and municipal employees, to the extent permitted by law, in the purchase of affordable units."

Town Counsel, Lisa Whalen, stated via email that the Town will not pursue the local preference requirement.

An abutter, M. John Lee, resident of 509 Old Post Rd, commented that the reason for Condition #34 was to create affordable housing for the community.

Mr. Devin stated that an Affirmative Fair Marketing Plan is expected to be submitted to Mass Housing this week.

The Board needs to decide if the modification of the special permit of removing Condition #34 is substantial or not substantial.

Conversation ensued regarding this condition.

Mr. Lee suggested to obtain information from Mass Housing.

An abutter, Mr. Drew Delaney of 859 Old Post Road asked for time for the abutters to present their case.

Mr. Devin, on behalf of the applicant, asked to continue the hearing regarding Condition #34 to October 2, 2018.

### **Request for Modification of Condition #39 (Lighting)**

The Board is to vote if the modification is a substantial change.

Muzaffer Muctehitzade of Zade Associates, Consulting Engineers explained the lighting plan was updated to meet code requirement.

A conversation ensued regarding the lighting plan amongst the Board, Mr. Devin, and abutters Mr. Lee and Mr. Delaney.

The Board asked for time to follow up on codes and requested a photometric study.

Mr. Devin, on behalf of the applicant, asked to continue the hearing regarding Condition #39 to October 2, 2018.

### **Request for Modification of Landscaping Condition #39**

Mr. Ruskin read the condition on landscaping from the Amended Comprehensive Permit dated 2005.

Laura Knosp of Ryan Associates Landscape Architecture discussed the landscaping plan.

A conversation ensued regarding the landscaping.

Mr. John Lee and Mr. Drew Delaney commented on the plan.

Mr. Devin, attorney for the applicant, asked to continue the hearing to October 2, 2018.

**Minutes:** Mr. Ruskin moved to approve the minutes of September 12, 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.

Respectively submitted

Approved 10.02.18