

SHARON ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 14, 2018

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, November 14, 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, Stephen Weiss, and Steve Cohen

7:02 P.M. Four Daughters Compassionate Care, Inc., 1200 General Edwards Hwy. Case No. 1830 - New Hearing

Mr. Ruskin announced that the applicant asked to continue the case on November 28, 2018.

7:03 P.M. Informal Update - Genna Robbins, 91 Lakeview Street, Case No. 1812

Mr. Jerome Dixon, Architects Studio ONE Corp., was present to represent the applicant. He explained that the applicant was granted a Special Permit on November 30, 2017 for proposed reconstruction and structural expansion of a structure on a nonconforming lot per architectural plans dated October 4, 2017, by TDesign LLC, Milton, MA. However, the first floor was removed leaving only 50% of the original foundation and the chimney. Mr. Dixon joined the project after these changes were made.

Mr. Dixon further explained that the basement level was not vertically compliant as per Joe Kent, Building Inspector. The current plan is as originally intended as it does not change in volume, height, nor footprint. The setbacks and the original foundation in the front of the house have not changed. The entry door was pushed over to the farmer's porch. A glass wall was also added to the master bedroom. The home is a three bedroom house. The attic space is not habitable. The height of the first floor is over 7 feet. The height of house was not increased but the floor was placed on top of the foundation rather than having it cutting in.

It was further stated that the septic system was designed for a three-bedroom home.

A discussion ensued regarding the room in the basement with a closet, a window and nearby bathroom.

Mr. Ruskin clarified that the Board is not voting on new plans and that the project is an informal update.

The Building Inspector expressed to Mr. Ruskin that the new plan remained the same in size and scope, however, Mr. Ruskin noted that the addition of the room in the basement, the front steps and height are changes from the originally approved plan.

Mr. Ruskin explained that an applicant can only use plans that were approved under the original Special Permit, therefore, in this case the basement level room needs to be removed from the plans and then work may continue.

Mr. Dixon agreed to inform his client of the need to remove the basement level room from the current plans.

Mr. Ruskin also advised that if the applicant chooses to include the basement level room then a new application would need to be filed along with current plans.

Minutes:

Mr. Ruskin moved to approve the minutes of October 24, 2018. Mr. Garber seconded the motion. The Board voted 3-0-0 to approve it.

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 7:39 P.M.

Respectfully submitted