

SHARON ZONING BOARD OF APPEALS MINUTES OF MAY 8, 2019

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, May 8, 2019, at 7:00 P.M. in the Second Floor conference room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: Abe Brahmachari, Joe Garber, Steve Weiss, and Steve Cohen. Mr. Brahmachari acted as Chair. Mr. Barry Barth was absent.

7:05 P.M. Weston and Sampson Engineers, on behalf of Sharon Water Department, 25 Tiot Street, Case No. 1839 – Continued Hearing from April 10, 2019

Mr. Brahmachari read the legal notice, a letter from Kevin Davis, Agent of the Board of Health, dated April 4, 2019, and a letter from Greg Meister, Conservation Administrator, dated April 5, 2019.

Mr. Eric Hooper, Superintendent of Sharon Public Works and Water Department, explained the need for the proposed drinking water pumping station as an emergency connection to National Water Resources Association (NWRA) in the event of catastrophic failure of Town of Sharon wells. Wetlands in the back of the property made the water pumping station's current location as proposed the only place they could locate the building to meet the size of pumps in the building and thus, they need variances. The structure is 30- by 35- square feet. The area around the pump station will be cleared of scrub brush but around the golf course will be left with vegetation. There are no direct abutters on water pumping station side of the street, but a few across the street.

Ms. Tara Hourihan, Weston & Sampson Engineers, Inc., Peabody, MA, explained limitations in locating sight for project due to wetlands in the area. The water main will connect to the Town of Norwood and run up to the Norwood Street and Edge Hill Road intersection. Mr. Hooper explained that the reason they have to run to Norwood Street is because that section of Sharon is low-pressure zone. So they have to bypass pressure release valves and run it up to Norwood Street where the pressure is.

Property line to pump station requires 15 feet for variance. From town line there is 98 feet from property line to the edge of building. Mr. Hooper said Sharon has an easement from golf course to put the station there. It needs to be 50 feet from the roadway, so they ask for 35-foot variance.

A cupola on top of the pumping station keeps with neighborhood feel. Height to the top of the ridge is 25 feet. The benefit of having the pump station is that if we had an emergency and the water supply dropped, currently we don't have anything that would work to span a 6-month or longer period. Say a train accident contaminated one of the wells. We don't have anything over a one- to two-week emergency solution. Permit has two requirements: that this pump station is for emergency use only and that it's a permanent connection to the NWRA regional water

system. If emergency required use, the Town of Sharon water rate would be paid to the Town of Norwood for the amount of water used during an emergency. Norwood then would pay the NWRA. Mr. Hooper said they will test every week as a mid-day thing. The room is sound proofed and engine runs on natural gas.

Ms. Laura Nelson, 236 Edge Hill Road, asked what noise there would be if pump is used. Mr. Hooper acknowledges there will be noise if it's running but that she will be glad there is water.

Ms. Hourihan says all brush will be cleared and there is a single 12-foot-wide driveway and a water retention area that will collect all the run-off from the property. There are three hydrants in the front and three water mains entering and exiting the building; entrance to the pump is from the Norwood facing side. The front doors have the barn look, but do not operate.

Ms. Nelson confirmed water pumping station location is 35 feet from the center line of the roadway, but 15 feet from the property line. From edge of the road to new construction is 26 feet with 20 feet of town easement.

Mr. Hooper said location was chosen because there are no other locations. This was the only place where there was a notch out that wasn't wetland that was reasonably close to Norwood. Setback from Minimum Street Setback requirements is sought because the generator is behind the pump station and they are trying to stay away from the wetlands.

In considering hooking up to other towns, Mr. Hooper says if we went thru Canton there would be a longer pipe run through Sharon and Canton, and Sharon would bear the greater cost. Hooking up to Stoughton would have to run from Plain Street to a mile out on Chemung Street.

Ms. Nelson cited the letter from the Conservation Commissioner and asked if pump station is already in buffer zone, why not move it back more? Mr. Hooper cited a state law about impinging on wetlands and explained they are asking for a variance for a local, not state, law.

Ms. Amy Botven, 5 Musket Lane, asked why this wasn't it brought up at Town Meeting? Mr. Brahmachari noted that the question is outside of the Board's jurisdiction.

Mr. Cohen asked about pervious asphalt so water soaks thru so they can mitigate water run-off. Mr. Hooper says there are a lot of things they can do.

Applicant asked to close the hearing.

Mr. Brahmachari moved to close the hearing. Mr. Cohen seconded the motion. The Board voted in favor of closing the hearing. (4-0-0) (Brahmachari, Garber, Weiss, and Cohen)

Mr. Brahmachari moved to approve the application for Case No. 1839, 25 Tiot Street, permitting the relief from the minimum street setback requirements for a proposed drinking water pumping station as defined in the Sharon Zoning Bylaw Chapter 75, Section 2424 (a) with a condition for use of pervious pavement for the driveway. The plans include a plot plan from

Weston & Sampson, Peabody, MA, dated February 7, 2019, and a Design Review from Weston & Sampson, Peabody, MA, dated January 23, 2019.

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

7:36 P.M. Town of Sharon Board of Selectmen, 280 South Main Street, Case No. 1838 – Continued Hearing from April 10, 2019

Mr. Brahmachari read the Legal Notice. Case Number 1838 applicant isn't here to present the case. Mr. Brahmachari requested of the Board members that the case not opened, but rather continued to the next meeting on May 22, 2019. Selectmen will be requested to send a representative to present the case on May 22, 2019.

Abutter asks how many times case can be continued and is informed that it is at the Board's discretion. Abutter can look at application for the Case at the Town Clerk's office.

Mr. Ed McSweeney, 68 South Walpole Street, asks if new business will be considered. He has concerns about an article that is not being upheld. Mr. Brahmachari explains that ZBA only adjudicates cases that are on agenda the evening's agenda. Grievance needs to be taken to the Building Inspector and then it will come to the Board if not resolved.

Minutes:

April 24, 2019 Minutes approved. 4-0-0 (Brahmachari, Garber, Weiss, and Cohen)

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 7:55P.M.

Respectfully submitted