

SHARON ZONING BOARD OF APPEALS MINUTES OF MAY 22, 2019

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, May 22, 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: Barry Barth, Abe Brahmachari, Joe Garber, Steve Weiss, and Steve Cohen. Mr. Brahmachari is acting as Chair for the meeting.

7:03 P.M. -- 280 South Main Street, Case No. 1838 – Continued Hearing

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

Kevin Patton, Principle Architect for BKA Architects presented the plot plans prepared by Sharon Survey Service dated June 15, 2018, and the grading and drainage plan for 25 East Foxboro Street prepared by Sharon Department of Public Works dated August 28, 2018, and undated Civil Defense Building Construction Plan A101 and A301 by BKA Architects, Brockton. Chief Jim Wright, and several members of the Civil Defense Department were present as well. No abutters were present.

Mr. Paton showed how 280 South Main Street shares a property line with Deborah Sampson ball fields, South Main Street, a residence, and the train line. Proposed Civil Defense Building is 50- by 60-square feet. He explained that they are looking to maintain side yard setback and need a variance for front and back setbacks. Curb cut is located as far away from the bridge as possible and civil defense meets weekly, so not a lot of traffic.

Building has two garage doors and a side-hinged access door as well as a back door and will be used to store an F-250, and an Expedition SUV. Design provides for an office and restroom in the future, but not in initial bid. Ridge height is 22.5 feet. Design includes canopy over the front door and standing metal roof.

Building will house all of the Civil Defense equipment including two light towers, two 200-Watt generators, water pumps, and shelter supplies. Drive will be crushed gravel initially but pervious materials considered in future. There will be a tight tank and if there is any discharge it will have to be pumped. Septic is for gray and black water.

Conceptual drawing shows predominantly green building. Trees stay. A 500-gallon propane tank will be stored behind the building.

Chief Wright said this site chosen because a centrally located site is hard to come by. Parcel F is available for Town Build, but the residents didn't really like using land where Sacred Heart School used to be.

Mr. Paton noted that all this is contingent on National Park Service approving swap of Park Service getting the old school site (2.2 acres) and Town getting (.87 acre) for 280 South Main Street.

In summary, the front and back have encroachment, but the back is Town property encroaching 5 feet into the ballfields. The front right corner in the front of the building is the concern, so a few 100 square feet of setback needed there.

Kevin Paton, applicant, asked to close the hearing.

Mr. Brahmachari moved to close the hearing. Mr. Garber seconded the motion. The board voted in favor of closing the hearing (5-0-0).

Mr. Brahmachari moved to approve the plans for Case No. 1838 at 280 South Main Street requesting relief from the Minimum Street Setback, and rear setback requirements as defined in the Sharon Zoning Bylaw Chapter 75, Section 2424 (a) and (b) respectively, variance from 2421 (b) minimum lot area and any additional findings, permits, or variances needed, and contingent on the National Park Service's approval of the land swap with Parcel F. The plans include plot plans prepared by Sharon Survey Service dated June 15, 2018, and the grading and drainage plan for 25 East Foxboro Street prepared by Sharon Department of Public Works dated August 28, 2018, and Civil Defense Building Construction Plan A101 and A301 which are undated. Mr. Garber seconded the motion.

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

Minutes:

Mr. Brahmachari moved to approve the minutes of May 8, 2019. Mr. Garber seconded. The Board voted 5-0-0 to approve it.

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 7:40 P.M.

Respectfully submitted