

SHARON ZONING BOARD OF APPEALS MINUTES OF JANUARY 8, 2020

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, January 8, 2020, 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. Absent Members: David Young, Samuel Reef, and Steve Cohen.

7:00 P.M. Scott Moldoff, 18 Niantic Road, Case No. 1849 – Continued Hearing

Case continued from December 11, 2019, at request of the applicant. Present for applicant was: Scott Moldoff.

The applicant provided the following materials with application: architectural drawings by Van Leer Remodeling and Painting, Sharon, MA, last revision date of October 8, 2019, and a plot plan by Sharon Survey Service, Sharon, MA dated September 23, 2019. Also additional document: Plot Plan dated October 18, 2019, by Sharon Survey Service, Sharon, MA. This evening applicant provided Wetland Offsets to previous (10/18/19) plot plan as shown on new plot plan dated December 19, 2019, as requested by the Board at the December 11, 2019 meeting.

Mr. Brahmachari read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated December 3, 2019, and a letter from Kevin Davis, Agent of the Board of Health, dated October 31, 2019.

The applicant, Scott Moldoff, proposed installing a sunroom expansion on a nonconforming lot. Missing at the last meeting were wetlands measurements. This case differs from recent 40 Harold Road case because that deck was approved by hearing board to stay as an existing deck whereas this deck was built with the original house. New plot plan provided by applicant with measurements with wetlands dated Dec. 19, 2019, reviewed by Board members.

No abutters present.

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 (3-0-0).

Mr. Brahmachari moved to approve Case No. 1849 at 18 Niantic Road seeking findings and a special permit relative to a proposed sunroom expansion on a nonconforming lot with standard conditions. The property is situated in the Rural 1 Zone and is within the Groundwater

Protection District. The plans included: architectural drawings by Van Leer Remodeling and Painting, Sharon, MA last revision date of October 8, 2019, and a newly submitted plot plan by Sharon Survey Service, Sharon, MA dated September 23, 2019, with updated December 19, 2019 Wetland Offsets indicated.

Mr. Garber seconded the motion.

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

7:09 P.M. Ramy Elmorshidy, 21 Norfolk Place, Case No. 1850 – Continued Hearing

Case continued from December 11, 2019, at request of the applicant. Present for applicant was: Ramy Elmorshidy

The applicant provided the following materials with application: Plot Plan dated September 18, 2019, by Dunn McKenzie, Inc., Land Surveying and Civil Engineering, Norfolk, MA, and an undated, unattributed eight (8) page set of drawings. For this evening's meeting applicant submitted photos of some neighboring houses and enlarged rendering of proposed front elevation and existing front elevation.

Mr. Brahmachari read the Legal Notice, a letter from Greg Meister, Conservation Administrator, dated December 3, 2019, outlining concerns about the Ground Water Protection District standards being upheld, size of the project, concerns for the water table, and no recognized hardship; and read a letter from Kevin Davis, Agent of the Board of Health, dated November 26, 2019.

Mr. Elmorshidy clarified that he was asked for a revised plan with existing front elevation. Currently it is a Cape-style home. He also printed photos of some houses in the neighborhood. Mr. Brahmachari asked for clarification on how it is different than how it looked previously. Mr. Elmorshidy stated he thought they wanted clearer drawings per discussion at last meeting, and reiterated that the existing home has very little living area because there is a bedroom on the lower floor and because some of the upstairs space is too low for walking. Board discussed other properties in neighborhood and that two conventional houses were built larger 100 years ago and the rest of the neighborhood is Capes. A two-and-a-half-story house could set a precedent that every house in Heights can become a Colonial. Discussion between Board and applicant regarding expectation to redesign top floor so it isn't two-and-a-half-stories high or, as a second option, in the Heights people have added square footage to the backyard. Board considered why applicant may be limited in expanding footprint and he says septic is 15 feet from the house. Drawing to show septic location was not available. Mr. Brahmachari advised applicant that they are not there to design the project for him and this project was more detrimental to the neighborhood currently. Mr. Garber suggested maybe shed dormers in the back; two small dormers in the front.

John Ireland, 20 Norfolk Place, abutter, stated he love the fact that Mr. Elmorshidy is renovating a house that has been sitting unoccupied.

Mr. Brahmachari explained applicant's options were to close or rethink the process and continue the case. Applicant wants chance to consider it more. Suggested he work with the architect and strongly recommended he work with the Building Inspector.

Mr. Ireland, abutter, offered to show Mr. Elmorshidy around neighborhood to see different dormer options if he would like.

Applicant asked to continue hearing and date was set for February 26, 2020, with the understanding that if he was not ready he could contact Ms. Schustek to sign a new Continuation to a later date if he wanted.

Minutes:

Mr. Brahmachari moved to approve the minutes of December 18, 2020. 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 7:36 P.M.

Respectfully submitted