

SHARON ZONING BOARD OF APPEALS MINUTES OF September 14, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, September 14, 2016 at 7:00 P.M. in the Second Floor conference room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: John Lee, Seth Ruskin, Joe Garber, and Abe Brahmachari.

7:00 P.M. Linda McSherry, Case No. 1791, New Hearing:

Mr. Lee read the legal notice, a letter from Jim Andrews, Health Agent for Engineering, and a letter from Greg Meister, Conservation Administrator.

Jim McSherry, applicant's husband, stated that the plans were approved and built including a den and bath as per plans. At the time of the inspection it was not furnished as a den but had a temporary mattress on the floor for family visitors.

Linda McSherry explained at the time of the inspection it was not furnished as a den but had a temporary mattress on the floor for family visitors. Currently it is used as a den and pictures were provided.

A discussion ensued about the door at the den and how it was in the scope of work but the plans approved show otherwise.

Options were discussed such as remove the door and casing and call it a den or reapply with a current floor plan and classify the room as a bedroom.

Mr. Ruskin moved to uphold the decision of the Building Inspector to deny final inspection of Building Permit 12337. Mr. Brahmachari seconded the motion.

The board voted 3-0-0 in favor of the Building Inspector's decision. (Lee, Ruskin, Brahmachari)

7:36 P.M. Alla Ostrovsky, Case No. 1792, New Hearing:

JL read the legal notice, a letter from Jim Andrews, Health Agent for Engineering, and a letter from Greg Meister, Conservation Administrator.

The applicant and her husband explained the renovation would include a larger kitchen and dining room, an addition of a garage and a bedroom on top of the garage. Currently it is a 3 bedroom home with a family room in the old garage. The proposal is for the home to remain a 3 bedroom but to create a sitting room.

The special permit is required because the lot is a non-conforming size. Setback requirements are met.

It was further explained that the basement would be finished and would have a wine cellar and kitchen sink.

The applicant inquired about needing a permit for the addition of a skylight.

The applicant asked to close hearing.

Mr. Garber moved to close the hearing. The motion was seconded by Mr. Brahmachari. The board voted in favor of closing the hearing (4-0-0).

Mr. Brahmachari moved to approve the plans for Case No. 1792 at 9 Wilshire Drive based on plans by RAV & Associates dated July 6, 2016 and plot plan revised May 9, 2016. Standard conditions would apply with one special condition of a skylight at determination of the applicant and builder. The motion was seconded by Mr. Ruskin.

The board voted 3-0-0 in favor of the plans (Lee, Brahmachari, Ruskin).

Other Business:

Mr. Ruskin moved to approve the minutes of June 22, 2016. Mr. Garber seconded the motion. The board voted 4-0-0 to approve it.

Mr. Brahmachari moved to approve the minutes of July 27, 2016. Mr. Ruskin seconded the motion. The board voted 4-0-0 to approve it.

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:58.

Respectfully submitted,

Approved September 28, 2016