

SHARON ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 12, 2020

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, February 12, 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, David Young, Samuel Reef, and Steve Cohen.

7:00 P.M. Determination of Completion of Application -- Paula Szulc, 15 Franklin Road, Case No. 1854 – Other Business

An incomplete application had been submitted, but not accepted by the Building Inspector, so the legal ad could not run in time for tonight's hearing. Joe Kent, Building Inspector, has since accepted an application and a hearing for Case No. 1854 is continued to March 11, 2020. A legal notice will run prior to the March 11, 2020 meeting.

7:02 P.M. Public Hearing for Special Permit Modification for 438 Massapoag Avenue, Case No. 1846 – Other Business

Present for the applicant were: Eric Hooper, P.E., Supervisor of Sharon Department of Public Works

Mr. Brahmachari read the Legal Notice specific to the February 12, 2020 hearing.

Mr. Hooper gave summary of previous discussions at September 25, 2019, and December 11, 2019, meetings. Debate at that time was reduced from four options to being between the originally proposed location which was directly in front of existing tank and another location that was 50 feet to the north and 5 feet to the west (further from the road with differences in planting and asphalt) of the originally proposed location. After meeting with abutters and some town representatives following the December 11, 2019, meeting, the DPW reconsidering the location mentioned in the Decision, as this location had less optimal soil conditions among other things, so now they are asking for approval for different location (F-2A). Extra cost estimated at \$100,000. There will be additional cost for another boring in the area, a little more construction and design cost, and also another ring on a pedestal. Thought was that on the 50- to 100-year life span of the tank the increase in cost was not significant.

Mr. Brahmachari read abutters letter dated January 23, 2020, RE: Special Permit Modification Application By Town of Sharon Department of Public Works Case No. 1846—438 Massapoag Avenue into the record including all the street addresses for abutters who signed the letter: 16 Briarhill Rd.; 11 Briarhill Road; 14 Briarhill Road; 19 Briarhill Road; 9 Briarhill Road; 17 Briarhill Road; 8 Briarhill Road; a total of 14 signatures from 7 residences.

Richard Poliferno, 20 Briarhill Road, reviewed the location of where his home is in relation to the adjustment of the water tower location suggested this evening. Number 1 became number F4-A when they changed the asphalt. Mr. Poliferno recalled that he pointed out to the Board on December 11, 2019, that one of the locations was a Wiffle ball throw away from his home and he wants to make sure that isn't the plan that is approve; Mr. Hooper confirmed Mr. Poliferno was correct and the location that caused him concern was not being considered any more. Discussed that between December 11, 2019, approval and option being reconsidered tonight the difference is that location moved 50 feet north and 5 feet west of the F4-A option.

Chris Zirps, 19 Briarhill Road wants to know what things might happen in the next five to ten years? Nothing is going to happen for 50 years per Mr. Hooper. Jeffrey Zwicker provides original copy of letter from abutters referenced above for the record.

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 (6-0-0).

Mr. Brahmachari moved to approve a modification of an existing Special Permit No. 1846 to move the tank location from Alternative 4 to Alternative 2 as shown on the report "Tank Siting Analysis Memorandum." Mr. Garber seconded the motion.

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

Minutes:

Mr. Brahmachari moved to approve the minutes of January 22, 2020. Mr. Garber seconded the motion. The Board voted 6-0-0 to approve the minutes.

It was moved, seconded, and voted to adjourn.

The meeting adjourned at 7:24 PM.

Respectfully submitted

Minutes Approved at February 26, 2020 ZBA meeting.