

SHARON ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 26, 2020

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, February 26, 2020, at 7:00 PM in the Second Floor Hearing Room at the Sharon Community Center, 219 Massapoag Avenue. The following members were present: Abe Brahmachari, Joe Garber, David Young, Sam Reef, and Steve Cohen. Steven Weiss was not in attendance.

7:00 P.M. Ramy Elmorshidy, 21 Norfolk Place, Case No. 1850, Continued Hearing

Present for applicant was: Ramy Elmorshidy

The applicant provided updated plans detailing: existing house on first four pages and proposed addition on last three pages (these updated documents initialed and dated 2/26/20 upon receipt by GS) for the Zoning Board's consideration.

At a previous meeting the following materials were supplied 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.

Mr. Brahmachari had 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, at the previous meetings (12/11/19; 1/8/2020).

The applicant, Mr. Elmorshidy stated that he originally planned to switch home from Cape to Colonial, but he since added a full dormer in the back and two small dormers in the front, similarly to other homes in the neighborhood. Mr. Elmorshidy also indicated that the last page of the updated floor plan doesn't show an interior wall and closet that were in the previous plans; it was an oversight that they weren't removed previously and new plans reflect that there will be a front-to-back open floor plan, eliminating the bedroom currently on the first floor. Upstairs plans show third bedroom now on that floor, and a bathroom added to second story as well. Discussion between Board and Mr. Elmorshidy confirming home will remain a three-bedroom home.

The height to the roof ridge is now going to be 24-feet rather than 31-feet high, so 2.5 feet higher than the existing ridge. Mr. Elmorshidy plans to remove and replace the roof. Mr. Garber noted that it fits other dormers in the neighborhood that have been done. There will be two bathrooms total, with no changes to the downstairs bathroom.

No abutters present.

Applicant asked to close the hearing.

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

Mr. Brahmachari moved to approve the plans relative to a proposed second floor expansion to a nonconforming structure on a nonconforming lot in the Single Residence B Zone and within the Groundwater Protection District for Case No.1850 at 21 Norfolk Place, with standard conditions and one (1) special condition that the three (3) bedroom home will remain a three (3) bedroom home. The plans include: updated plans detailing: existing house on first four pages and proposed addition on last three pages (these latest documents initialed and dated 2/26/20 upon receipt by GS) and a Plot Plan dated September 18, 2019, by Dunn McKenzie, Inc., Land Surveying and Civil Engineering, Norfolk, MA. Mr. Reef seconded the motion.

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

Minutes:

Mr. Brahmachari moved to approve the minutes of February 11, 2020 ZBA meeting. Mr. Garber seconded the motion. The Board voted 5-0-0 to approve the minutes.

7:24 PM, Executive Session:

Before going into an executive session, Mr. Brahmachari convened in open session. One member of the public was in attendance and left the room. Roll Call of each board member: Sam Reef; Joe Garber; Abe Brahmachari; David Young; Steve Cohen – each responded “here” as called. Steve Weiss was not in attendance. The Board will not reconvene after executive session.

Mr. Brahmachari moved that the Board go into executive session to discuss litigation strategy with regard to the pending Land Court appeal for 40 Harold Street, Case No. 1844 because holding an open meeting on this matter would have a detrimental effect on the litigating position of the Board. Mr. Reef seconded the motion. All in favor 5-0-0.

It was moved, seconded, and voted to adjourn the open session. Mr. Garber seconded. Unanimous 5-0-0 vote to adjourn open session.

The open meeting portion adjourned at 7:20 P.M.

Respectfully submitted.

Approved: March 11, 2020