

## SHARON ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 10, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, February 10, 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, Chairman; Seth Ruskin, Abe Brahmachari, Barry Barth, and Joe Garber.

7:00 P.M. Brendan Murphy, 16 Winslow Road, Case No. 1783 Continued Hearing:

Mr. Lee began by stating that this is a continuance of a hearing that involves the addition of a garage and a mudroom at 16 Winslow Road. At the last hearing Mr. Murphy was asked to look at the setback distances of the other properties in the area and to do a revised plan because the plot plan and the proposed addition did not match. Mr. Murphy provided the board members with photos from Google Earth that show distances of all the properties around his home and a revised plan. Mr. Murphy stated that he took off one foot from the mudroom and eight inches off the garage. He referred the members to a sheet that shows the setbacks are 14 to 15 feet from existing structures with an option to expand on one side. Mr. Lee asked to see the new plot plan and proposed addition. Mr. Murphy didn't have a hard copy of the plot plan and therefore showed it on his phone. Pictures of the size of the van were also presented. Mr. Lee stated that most neighbors have a minimum of 12 feet from sidelines which Mr. Murphy agreed with. Mr. Murphy presented the plot plan on the phone which matches the drawings. Mr. Lee said it's down to 18 feet from sidelines where as 20 feet is required. The date of the revised plan is February 4, 2016.

Mr. Lee asked if board members have any questions. A few points were confirmed by the other members. Mr. Lee said a printed copy of the plot plan would need to be submitted to the Building Department, Cindy Rhodes for Joe Kent. All members agreed. At this point Mr. Lee asked if Mr. Murphy would like to add anything or close the hearing. Mr. Murphy agreed to close the hearing. Mr. Lee stated that Mr. Murphy showed that the proposed plan is not detrimental to the neighborhood because other houses have similar setbacks. Mr. Lee stated that all members will vote to close the hearing and all agreed. Mr. Lee made a motion to approve the one car garage and mudroom addition at 16 Winslow Road as shown in the plot plan dated Feb 4, 2016 which will be submitted by the applicant and as shown in plans dated Feb 3, 2016 with the dimensions of the addition. Mr. Lee stated that the Standard Conditions, in relation to public drainage, will be added. Mr. Lee also stated that the home will remain a three bedroom home. Mr. Lee proposed this motion which was seconded by Mr. Garber and voted 3-0-0 (Lee, Ruskin, Brahmachari).

It was moved, seconded, and voted to adjourn. The meeting adjourned at 7:10 P.M.

Approved 2/24/16