

SHARON ZONING BOARD OF APPEALS MINUTES OF May 11, 2016

A regular meeting of the Sharon Zoning Board of Appeals was held on Wednesday, May 11, 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, Abe Brahmachari, and Barry Barth.

7:02 P.M. Chevrat Nashim, Inc., Case No. 1786 Continued Hearing:

Mr. Lee invited Mr. McGowan, attorney for the applicant, to discuss the proposal.

Mr. McGowan began by providing the following documents: revised plot plan, site plan by architect, existing floor plan of mikvah facility, proposed floor plan, and proposed elevations.

Mr. McGowan continued to say that about 883 square feet of permeable surface will be added, users will be encouraged to use the available parking provided and only off street parking if necessary, landscape path lights will be added, and that the walkway will not be removed but the current surface will be replaced with permeable surface.

A discussion ensued about how the walkway encourages people to park on the narrow street.

The neighbor across the street from the temple expressed concerns about parking on the narrow street and would like to see temple members use common sense in terms of parking due to the safety issue in the winter and due to a personal inconvenience to her at times.

Mikvah users present at the meeting expressed that the walkway is important for women because of safety and privacy on Friday nights and holidays.

Mr. McGowan confirmed that no additional ramp will be added.

Mr. Lee stated the following special conditions in addition to the standard conditions will apply: there will be no second (2nd) ramp added to Dunbar Street, the storage shed will be removed, there will be one (1) ADA parking spot, the lighting will be as shown in the plan, and the pervious coverage will be as shown in the plans.

Mr. Lee stated the proposed floor plan will be referenced because the building inspector will look at it since it was approved by the ZBA. Any minor modifications would not need to come back for approval.

In addition, Mr. Lee noted that the Zoning Board is aware of the Dover Amendment, which gives zoning relief to religious organizations. This amendment was applied at the time of the first relief granted for this property in 1980.

Mr. McGowan stated that he would like to close the hearing.

Mr. Ruskin moved the motion to close the hearing and Mr. Garber seconded it. All the members voted to close the hearing (5-0-0).

Mr. Brahmachari moved the motion to approve Case No. 1786 for 9 Dunbar Street with the special conditions mentioned above and under the following plans: revised plot plan dated May 9, 2016, architectural designs dated May 9, 2016, and the proposed floor plan dated May 9, 2016. Mr. Garber seconded the motion.

The motion to approve the plans was voted 3-0-0 (Ruskin, Lee, Brahmachari).

It was moved, seconded, and voted to adjourn the meeting. The meeting adjourned at 8:04 P.M.

Other Business:

Mr. Barth motioned to approve the minutes of April 27, 2016. Mr. Garber seconded the motion. The board voted 5-0-0 to approve it.

Respectfully submitted,