

SHARON ZONING BOARD OF APPEALS MINUTES OF JUNE 12, 2013

A regular meeting of Sharon Zoning Board of Appeals was held on Wednesday, June 12, 2013 at 7:00 p.m. in the Selectmen's Meeting Room, Town Office Building at 7:00 p.m. The following members were present: John Lee, Chairman; Lee Wernick, Abe Brahmachari, Barry Barth.

7:04 p.m. AT&T, 68 Mohawk Street, Case No. 1656 Continued Hearing: Mr. Lee continued this hearing to September 11, 2013 at 7:00 p.m. as per request of Atty. Edward Pare on behalf of the applicant.

7:06 p.m. Aisha Zaidi, 21 Chase Drive, Case No. 1726: Mr. Lee read the public hearing notice and correspondence from Greg Meister, Conservation Agent and Jim Andrews, Board of Health agent. Ms. Zaidi stated this is a nonconforming lot. She has two kids that have graduated college, the house is very small and they just need more room, but their only option for expansion was to go sideways. The septic permit has been issued and there are no problems with the neighbors. Mr. Wernick stated the original house had a setback of less than 30', but they are increasing the nonconformity as the deck is now within 15' which is creating a side yard problem. He doesn't want any more nonconformity. Mr. Lee agreed. Mr. Brahmachari asked if they are adding more bedrooms and Ms. Zaidi stated no, they are adding entertainment space only. Mr. Lee stated we didn't count the steps going down from the deck in the side yard nonconformity. The problem is they need to reduce the deck, not the house. Ms. Zaidi stated it looks like only one corner. Mr. Wernick stated if the change to the deck was in the back there would be no problem. Mr. Barth asked if they are creating an open room in the basement and will there be a full bath. Ms. Zaidi stated yes to both questions. There will be a game room and a computer room. Mr. Brahmachari stated they are making the kitchen bigger and Ms. Zaidi stated that right now they don't have a family room and would like one. Mr. Lee stated it is a three bedroom home and will remain three bedrooms and the expansion is only entertainment space. Ms. Zaidi agreed. Mr. Lee stated they could decrease the width of the deck and then there wouldn't be a problem as the great room and dining room on the upper level and extension of the kitchen isn't a problem. The game room will be 24'x26'. Everyone is good with the plan except for the deck. We won't re-design your project; therefore, we need to continue this hearing so you can fix the deck problem. We can approve it tonight without the deck and you can come back for a modification to add the deck. The applicant asked for approval tonight without the deck.

Mr. Lee moved to close the hearing as requested by the applicant. Motion seconded by Mr. Wernick and voted 3-0-0 (Lee, Brahmachari, Wernick). Mr. Lee moved to approve the plan before the board dated December 17, 2012 for 21 Chase Drive as shown with the exception of the deck which is not part of this approval. Said approval is to include the board's standard conditions and three special conditions. Motion seconded by Mr. Wernick and voted 3-0-0 (Lee, Wernick, Brahmachari).

7:32 p.m. Hughes, 18 Pine Road, Case No. 1728: Mr. Lee read the public hearing notice and correspondence from Greg Meister, Conservation Agent, Jim Andrews, Health Agent and two letters from the neighbors. Mr. Lee asked if this is a complete tear down and Mr. Hughes stated he has been living here for twenty years and what he would like to do is expand his kitchen and first floor bedroom 5' into the backyard, demolish the existing garage and create a family room on the first floor and a new bedroom on the second floor where the garage is. The current master bedroom would become an office. They would also bring the laundry room from the basement to the first floor. There are currently two bedrooms. Mr. Brahmachari stated they will not have a garage and Mr. Hughes agreed. They are adding 5' on the back, but the rest of the footprint will stay the same. Mr. Wernick stated it will remain a two bedroom house and Mr. Hughes agreed. Mr. Lee stated the only way into the office is through one of the bedrooms. Mr. Barth stated there will only be one bathroom on the second floor and Mr. Hughes agreed. Mr. Wernick questioned the break in the wall in the second floor office and Mr. Hughes stated it is an inside window to capture the light. Mr. Brahmachari stated the door is 80" high and 30" wide and should not be framed off. Mr. Lee stated there is no access to the hallway and there is no closet. He doesn't think there is any problem. There were no public comments or further board comments.

Mr. Lee moved to close the hearing as requested. Motion seconded by Mr. Wernick and voted 3-0-0 (Lee, Wernick, Barth). Mr. Lee moved to approve the plan as presented for 18 Pine Road and dated January 14, 2013 and a plot plan dated March 8, 2012 showing the lay out with the board standard conditions and one special condition. Motion seconded by Mr. Wernick and voted 3-0-0 (Lee, Wernick, Barth).

7:46 p.m. D'Alessandro, 29 Laurel Road, Case No. 1727: Mr. Lee read the public hearing notice and correspondence from Greg Meister, Conservation Agent and Jim Andrews, Health Agent. The applicant was represented by Mark Nicholson as the project manager and licensed builder. He stated they will conform to Mr. Meister's comments. He stated this is a small ranch house and there will be storage over the garage area. They are proposing to raise the roof line also. Mr. Barth asked if there will be any windows and Mr. Nicholson stated none on the back side. Mr. Lee stated there are all small ranches in the neighborhood and he has some concerns with this expansion. Mr. Nicholson stated they can lower the pitch of the roof line if necessary. Mr. Wernick stated that would reduce some concerns. Mr. Lee stated if approved, this will be the largest house in the neighborhood, but it would be an improvement to the neighborhood. The abutters agreed. Mr. Lee asked if there were any issues with the floor plan. Also, the deck is being bumped out 8'. Mr. Nicholson stated he will do that as a ground level patio and also there will be a covered porch in the front, but it will stay within the setbacks. Mr. Lee stated they will need to come back and show how they plan to reduce the roof pitch. Mr. Brahmachari asked for before and after pictures.

Aamir Rashid, 26 Laurel Road stated he has no problem with this as an abutter. Mr. Nicholson stated the overall footprint will remain the same. They are changing three bedrooms to one big master bedroom and the pitch of the roof in the attic. They also removed eleven big trees and will prune what they can. Mr. Lee asked him to check with the neighbors before doing that. He stated the board needs a new plan showing the reduction of the roof pitch and storage area and asked them to work with the Building Inspector. Mr. Nicholson stated he will shoot a bench from grade elevations on the house across the street to make sure this isn't too big. Mr. Barth asked if there is a basement and Mr. Nicholson stated yes. Mr. Brahmachari stated he would like the existing and proposed footprints shown on the plan and Mr. Nicholson agreed. Mr. Lee continued this hearing to July 10, 2013 at 7:00 p.m.

Other Business: Mr. Lee read a letter from Christine Millbury, 36 Beach Road and asked that it be forwarded to Joe Kent, Building Inspector as it is not under our jurisdiction.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Approved 10/9/13