

SHARON ZONING BOARD OF APPEALS
Draft until approved at the next regular meeting

A regular quarterly meeting of the Sharon ZBA was held on August 20, 2018 at 6:00PM at the Town Hall. Present were regular members Trowbridge, Young, Dignacco and Bancroft; alternates Drew and Blagden; Attorney Steven Byrne, law school student Nikki Byrne and the secretary.

Chairman Trowbridge called the meeting to order at 6:02.

Mr. Bancroft made a motion to approve the 11/27/17 minutes as written, seconded by Mr. Young, with all in favor.

The rest of the meeting was a workshop for Board of Appeals with Attorney Byrne. He went through Good Governance, powers and duties of the Board, disqualifications, public hearings, public meetings, notices, decisions, variances and non-conforming uses. He commented that:

- it is best that site visits be done individually by members
- if necessary, a hearing can be opened and closed with two members present but the continuance date, time and place must be stated
- an alternate member can participate in a hearing but once the hearing is closed, unless they are seated as a voting member, they can't participate in the discussion and voting process
- the comprehensive plan is the Zoning Regulations
- hardship must be unique to the parcel that the variance request pertains to
- conditions may be placed on an approval
- the Appellate Court has ruled that a "personal hardship" is not an allowable reason to grant a variance, i.e. an addition to an existing dwelling or constructing a garage – the property already contains the permitted Use – it would be a property owners personal decision to do an addition or a garage. Board members asked various questions.

The Board thanked Attorney Byrne for coming to this meeting and wished his daughter well in law school.

With nothing further, Mr. Bancroft made a motion to adjourn, seconded by Mr. Young, with all in favor. The meeting was adjourned at 7:53.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT QUARTERLY MEETING: NOVEMBER 19 6:30PM

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SHARON TOWN CLERK