

RECEIVED

By Linda Amerighi at 3:42 pm, Aug 30, 2022

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

A special meeting of the Sharon ZBA was held on August 29, 2022 at 6:00PM at the Town Hall following COVID-19 protocols. Present were regular members Young, Drew, Tortorella, and Blagden; alternates Smith and Pastre. Also in attendance was Merrra Marti, Mrs. Young and the secretary.

Vice Chairman Young called the meeting to order at 6:01. Ms. Smith was made a voting member for this meeting.

Mr. Young read the legal notice as it appeared in the newspaper pertaining to the application for a variance for 29 Boland Road LLC. Ms. Marti presented the application for a variance to have a detached garage with a 40 foot front line setback where the Regulations require 50 feet. She explained the reasons why they chose to relocate the pre-existing driveway. With the slope of the property on the other side of the house and the narrowness of the lot, they feel the proposed location for the garage fits within the neighborhood. The garage would be either a pole barn construction or on a floating slab. A letter of support from an abutting neighbor was received. Board members asked various questions as to why the existing driveway could not still be used and the parking area/access to the garage be re-designed. With all questions answered, Ms. Blagden made a motion to close the hearing, seconded by Mr. Tortorella, with all in favor. The hearing was closed at 6:25.

Mr. Tortorella made a motion to approve the 2/22/22 minutes as written, seconded by Mrs. Drew, with all in favor.

Board members discussed the application for the variance. Each member offered their opinion: Drew – questioned the legal authority of the Board as a hardship was not proven, this is more of a design consideration application; Smith – applicant could re-figure the existing driveway to get a care into the previously approved garage location; Tortorella – applicant can use existing driveway and doesn't see a hardship; and Blagden – doesn't see a hardship. After the opinions were offered, Mrs. Drew made a motion to deny the application for the variance as a hardship was not proven as legally required, seconded by Ms. Smith, with all in favor. Mrs. Drew then amended her motion to include "denied without prejudice", seconded and agreed to by Ms. Smith, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

With nothing further, Ms. Blagden made a motion to adjourn, seconded by Mrs. Drew, with all in favor. The meeting was adjourned at 6:37.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: November 21 6PM