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By Linda Amerighi at 2:27 pm, Nov 21, 2023

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

A regular meeting of the Sharon ZBA was held on November 20, 2023 at 6:00PM at the Town Hall. Present were regular members Trowbridge, Drew and Young; alternates Rybczyk and Pastre; John Brett, Greg Karcheski, Ben Metcalf and the secretary.

Chairman Trowbridge called the meeting to order at 6PM. Alternates Pastre and Rybczyk were made voting members for this meeting.

The agenda was adopted as presented.

Mr. Trowbridge read the legal notice pertaining to the hearing on the application for a variance for 103 South Main Street from Greg Karcheski as it appeared in the newspaper. Mr. Karcheski presented the application explaining that the proposed location of the screened porch is the only viable one due to location of the septic field to the rear of the dwelling, the location of a propane fill line in the parking area and the elevation to the rear of dwelling. The lot is pre-existing non-conforming and when the dwelling was renovated, they kept the same foot print. Ben Metcalf, the owner of the property, commented that the proposed porch is consistent with the neighborhood and he had spoken to the neighbors. The plans reviewed and all questions asked, Ms. Drew made a motion to close the hearing, seconded by Mr. Pastre, with all in favor. The hearing was closed at 6:21.

Ms. Drew made a motion to approve the minutes of 10/3/22 as written, seconded by Mrs. Rybczyk, with all in favor.

Each member offered their opinion on the application for the variance. Mrs. Drew made a motion to approve the application for the variance as presented based on the hardship that: 1) the lot is pre-existing non-conforming; 2) due to the location of the septic field; 3) due to the location of the propane fill line; and 4) due to the elevation to the rear of the dwelling, seconded by Mr. Pastre, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

The 2024 regular meeting schedule was discussed. Mr. Trowbridge made a motion to have the regular meetings: 2/20, 5/20, 8/19 and 11/18 at 6:00PM, seconded by Mrs. Rybczyk, with all in favor.

With new members coming on Board effective tomorrow (11/21/23), the Recording Secretary will contact Attorney Byrne to get available dates for a workshop. Hopefully it can be coordinated with a workshop that P & Z is going to have to schedule. Maybe the same night but not at the same time as the functions of the Board/Commission are different.

With nothing further, Mrs. Rybczyk made a motion to adjourn, seconded by Mrs. Drew, with all in favor. The meeting was adjourned at 6:35.

Respectfully submitted,

Tina Pitcher, Recording Secretary