

ZONING BOARD OF APPEALS

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

MINUTES October 15, 2015

Members Present: Alan Rubenstein, Richard Novak, Ron Steffek

Others Present: Jeanne Guthrie, Peadar Hardiman, Nate Dishington, Peter Liffiton

Chairman Alan Rubenstein called the meeting to order at 8:00 p.m. in the Sherborn Police Station.

21513

Petition of Peadar Hardiman for a Special Permit under Section 3.2.5 to maintain an office for a construction business and for storage of equipment in one of the barns/garages at 113 Western Avenue. Mr. Hardiman presented the case for the petition. The office would be in one room in his home with one additional employee. The equipment that would be stored consists of ladders, staging and just general construction equipment. No heavy equipment will be stored on the property. Ron Steffek made a motion to approve the special permit under Section 3.2.5 with the condition that there be no exterior storage of equipment and that the term of the petition be for 2 years. Mr. Novak seconded the motion, motion pass unanimously.

21514

Petition of Nate Dishington for a Finding from Section 1.4.6 to reconstruct a pre-existing, non-conforming structure at 40 Maple Street. Mr. Dishington presented the case for the petition. He explained that he has a signed purchase & sale for the property on the condition that he receive the Finding from the ZBA and a building permit from the Town. The lot is currently in a 2 acre zone but the lot is less than the required acreage. There were no objections to this proposal. A motion was made by Mr. Novak to make a finding under G.L.c.40B s.6 that the existing structure is a lawfully non-conforming structure and that the proposed change or alteration was not more detrimental to the neighborhood and that this new dwelling meet all current setback requirements of a Residence B district. Ron Steffek seconded the motion, motion passed unanimously.

The Board set the next regular meeting for November 23, 2015. There was discussion regarding petition #21509, 60 Washington Street. Because the petition had not been formally withdrawn, the Board voted to deny the petition for a dog day care and boarding. They did note that if the by-law is changed at Town Meeting, the petitioners can return and petition for a special permit at that time.

This meeting adjourned at 9:05 p.m.

Respectfully submitted,

Jeanne Guthrie

Approved November 23, 2015