

# ZONING BOARD OF APPEALS



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

## MINUTES December 15, 2016

**Members Present:** Richard Novak, Ron Steffek, Jonathan Fitch

**Members Absent:** Rodger Brown

Chairman Richard Novak called the meeting to order at 8:01 p.m. in the Sherborn Police Station Training Room.

### **153 NASON HILL ROAD**

This is a continuation of the hearing on the petition of Alan Williams for a Special Permit under Section 3.2.2a)1(b) for an additional unit of occupancy at 153 Nason Hill Road, which is in a Residence C District. Mr. Williams was present at tonight's meeting to continue the hearing. Mr. Williams informed the Board that the proposed additional unit is intended to serve as housing for domestic help, is to be located above an existing detached garage, and will not result in any changes to the main house. The Board reviewed the plans and Mr. Steffek stated that they satisfy all criteria, including those related to intended use and square footage. Mr. Fitch reminded the applicant that this Special Permit is valid for a term of two years and must be renewed biennially in order to remain valid.

Motion: Move to allow a Special Permit for 153 Nason Hill Road, subject to the conditions set forth in the Zoning Bylaw, Section 3.2.2a)1(b), and subject to the Board of Health condition that appropriate updates be made to the septic system serving the property.

Moved: Jonathan Fitch

Second: Ron Steffek

Approved: 3-0-0

### **GRAY ROAD, LLC**

Chairman Novak opened the hearing to consider the application of Gray Road, LLC for a Comprehensive Permit pursuant to the provisions of Massachusetts General Laws, Chapter 40B. As currently designed, the proposed development, known as Coolidge Crossing, will consist of 88 townhouse condominium units total, with 22 of those units being deed restricted as affordable housing. The parcel, located at 104 Coolidge Street, Map 5, Lots 32 & 48A, consists of approximately 20.02 acres.

Chairman Novak, upon opening the hearing, remarked that the Board would not be taking any evidence pursuant to this application at tonight's meeting and would instead continue the matter to the next meeting of the Board on December 28, 2016 at 8:00 p.m. A brief discussion was held tonight on the general process of 40B hearings.

Motion: Move to continue the hearing to consider the application of Gray Road, LLC for a Comprehensive Permit pursuant to the provisions of Massachusetts General Laws, Chapter 40B to December 28, 2016 at 8:00 p.m.

Moved: Jonathan Fitch

Second: Ron Steffek

Approved: 3-0-0

### **59 NORTH MAIN STREET**

Tonight, the Board held an informal discussion about the property at 59 North Main Street. Mr. Fitch requested that the legal representation for the applicant provide the Board with case law regarding the definitions of an abandoned structure. Mr. Steffek advised that the applicant file a request for variance under Section 6 of the Sherborn Zoning Bylaws by early January 2017 so as to have the issue discussed as an agenda item during the January 23, 2017 meeting of the Board. Jeanne Guthrie will notify abutters to 59 North Main Street should the applicants file for a variance in due time.

The next meeting of the Sherborn Zoning Board of Appeals will take place on December 28, 2016 at 8:00 p.m. in the Sherborn Town Hall, Room 204B.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Samantha Shepherd