



**TOWN CLERK**  
SHARON, MASSACHUSETTS 02067

MARK F. HOGAN  
TOWN CLERK  
TELEPHONE (781) 784-1500 Ext. 1201  
FAX (781) 784-1518

BETH A. KOURAFAS  
ASSISTANT TOWN CLERK

**TAKEN FROM THE MINUTES  
OF THE ANNUAL TOWN MEETING  
MAY 1, 2023**

**ARTICLE 12**

**VOTED:**

That the Town amend Section 10.7.5 and Section 10.8.5 of the Zoning By-Laws of the Town of Sharon, as required by the Attorney General pursuant to their review of the Zoning By-Law Codification under Article 20 of the Town of Sharon 2022 Annual Town Meeting, exactly as printed on page 19 of the Warrant for this Annual Town Meeting, excepting the bracketed, strikethrough, italicized language and the words "or take any other action relative thereto."

To see if the Town will vote to amend Section 10.7.5 and Section 10.8.5 of the Zoning By-Laws of the Town of Sharon, as required by the Attorney General pursuant to their review of the Zoning By-Law Codification under Article 20 of the 2022 Annual Town Meeting, as follows (Bold and underline denotes new language for insertion; bracketed, strikethrough and italicized denotes deleted language);

**10.7.5 Decision.** The Planning Board may approve, or approve with conditions, ~~for deny an application~~ **a complete plan submission** for site plan approval. In making its decision, the Board shall be guided exclusively by M.G.L. c. 40A, § 3. The Board shall file a written decision with the Town Clerk within 90 days of receipt of the application. Failure to file a decision within ninety (90) days shall constitute constructive approval of the site plan.

**10.8.5 ZBA Procedures.** The ZBA shall decide a request for reasonable accommodation by majority vote. ~~at an open meeting. The ZBA may hold a public hearing using the procedures, including notice, set forth in M.G.L. c. 40A, §§ 11 and 15. The deadlines imposed in M.G.L. c. 40A, § 11 or § 15 may be extended upon the request of the applicant and the approval of the ZBA.~~ The ZBA may seek information from other Town agencies in assessing the impact of the requested accommodation on the rules, policies, and procedures of the Town. Upon written notice to the ZBA, an applicant for a reasonable accommodation may withdraw the request without prejudice. The ZBA shall consider the following criteria when deciding whether a request for accommodation is reasonable:

1. Whether the requested accommodation is reasonable;
2. Whether the requested accommodation would require a fundamental alteration of a legitimate Town policy; and
3. Whether the requested accommodation would impose undue financial or administrative burdens on the Town government.

**UNANIMOUS VOTE DECLARED BY MODERATOR.**

A True Copy.

ATTEST:

  
MARK F. HOGAN  
SHARON TOWN CLERK