



**TOWN OF NORTON
ZONING BOARD OF APPEALS**

70 East Main Street
Norton, Massachusetts 02766-2320
Office: 508-285-0278 Fax: 508-285-0277

AGENDA

7:00 pm
Monday, April 4, 2016
1st floor, Selectmen's Area

7:00 PM Call to Order/General Business

A. Bills and Warrants

B. Approval of Meeting Minutes

- C. Substantiality Determination** – “Zoning Board of Appeals, Town of Norton, Turtle Crossing, LLC Comprehensive Permit” dated January 10, 2008 issued pursuant to M.G.L. Chapter 40B, Sections 20 to 23, as modified by the June 18, 2012 Modification to Comprehensive Permit, by the May 19, 2014 Second Modification to Comprehensive Permit and finally by the January 29, 2015 Modification to the Decision extending the Comprehensive Permit to January 10, 2017.

Request for a Substantiality Determination: to allow the elimination of a building; movement of clubhouse and pool; elimination of gang-garages; reduction in exterior surface parking to be replaced with 235 underground parking spaces for a total increase of parking from 315 parking spaces to 331 parking spaces; to combine buildings into three larger buildings; and modification to walkways, landscaping, grading, and associated drainage patterns to fit with new layout scheme.

- 7:05 PM PUBLIC HEARING – Initial** *Adv.:* March 21, 2016 & March 28, 2016
Section 6 Finding *Abut.:* March 9, 2016
15 Woodland Road
Assessor's Map 3, Parcel 216

To construct a 20' x 16' one-story addition and handicap accessible ramp to a pre-existing, non-conforming structure on a pre-existing, non-conforming lot

- 7:15 PM PUBLIC HEARING – Initial** *Adv.:* March 21, 2016 & March 28, 2016
Section 6 Finding *Abut.:* March 9, 2016
32 Alder Road
Assessor's Map 10, Lot 288

To construct a 20' x 20', two-story addition on a pre-existing, non-conforming structure, on a pre-existing, non-conforming lot

Open Session: (Open Session, may include other topics not listed above that were not reasonably anticipated 48 hours in advance)

Please note that it is possible that a vote or votes may be taken by the Board regarding the above agenda items.