



**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 11, 2016  
1<sup>st</sup> floor, Selectmen's Area

**7:00 PM Call to Order/General Business**

**A. Bills and Warrants**

**B. Approval of Meeting Minutes**

**C. Discussion:** 274 East Main Street - Project Update - Thorndike Campanelli

**D. 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** – *Cont. from March 21, 2016* Adv.: Mar. 7, 2016 & Mar. 14, 2016  
**Section 6 Finding** Abut.: Feb. 29, 2016  
28 Dean Street  
Assessor's Map 31, Lot 34

To construct an addition on a pre-existing, non-conforming lot with 100' of frontage where 150' is required and a lot size of 23,600 s.f. where 60,000 s.f. is required.

**7:15 PM** *Island Brook 40B Comprehensive Permit (Land Off of East Main Street)*  
*Island Brook LLC v. ZBA, HAC (No. 2014-08)*

**EXECUTIVE SESSION AND POSSIBLE OPEN SESSION**  
*continued from March 21, 2016*

Review and discussion by the Board of strategy relating to pending litigation regarding Island Brook, LLC's appeal of the 2014 comprehensive permit granted with conditions, including a possible discussion of litigation strategy by the Board in executive session, to review terms of settlement proposed by Island Brook LLC, and a possible discussion in open session of the settlement terms.

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.

The Next meeting of the ZBA is scheduled for May 2, 2016