



The following Public Hearing notice was published in the Sun Chronicle on Friday, April 15, 2016 and again on Monday, April 25, 2016

**NOTICE OF PUBLIC HEARING
NORTON ZONING BOARD OF APPEALS
VARIANCE**

**23 North Washington Street, Assessor's Map 10, Lot 495
25 North Washington Street, Assessor's Map 10, Lot 495-01**

In accordance with the provision of MGL, Chapter 40A, Section 10 & 11 and Article X, Section 10.3 of the Norton Zoning Bylaws, the Norton Zoning Board of Appeals (ZBA) will hold a public hearing on Monday, May 2, 2016 at 7:20 pm in the first floor, Town of Norton, Selectmen's Meeting Room, 70 East Main Street, Norton, MA 02766 to consider applications submitted by Molly Jones Supplemental Needs Trust, Robert Koditek, Trustee, 160 Old Derby Street, Suite 225, Hingham, MA 02043 to the ZBA on April 11, 2016 for a Variance. The properties are located at 25 North Washington Street (Assessor's Map 10, Parcel 495-01) and 23 North Washington Street (Assessor's Map 10, Lot 495) in the Residential-60 Zoning District.

25 North Washington Street is non-conforming as to lot size, 25,857 s.f. where 60,000 s.f. is required and 23 North Washington Street is non-conforming as to frontage, 120' frontage where 150' is required, setbacks will also be reviewed by the ZBA to determine compliance with Section 6.2, Zoning District Dimensions, of the Town of Norton Zoning Bylaws. Both 25 North Washington Street and 23 North Washington Street are held in common ownership. Molly Jones Supplemental Needs Trust intends to sell the parcels to separate purchasers and are requesting a variance from the ZBA in order to make the lots legally non-conforming. Without a variance, the owner will not be able to convey the lots individually.

The application, plans and other associated documents are on file in the ZBA office, located on the second floor, Norton Town Hall, and are available for review during normal business hours: Mon.-Wed.: 8:30 a.m. to 4:30 p.m., Thurs.: 8:30 a.m.-7:30 p.m., and Fri.: 8:30 a.m. – 12:30 p.m.

Any person interested or wishing to be heard should appear at the time and place of the public hearing.

Thomas R. Noel, Chairman
Norton Zoning Board of Appeals