



**TOWN OF NORTON
ZONING BOARD OF APPEALS**

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

RECEIVED
NORTON TOWN CLERK

2016 JUN 16 A 11: 12

AGENDA - REVISED

7:00 pm – Monday, June 20, 2016
1st floor, Selectmen's Area

7:00 PM Call to Order/General Business

- A. Approval of Meeting Minutes**
- B. Discussion:** 274 East Main Street: Phase 2 Paving Surety
- C. Discussion:** 205 South Worcester Street – Simon Paff, filing requirements

**7:00 PM PUBLIC HEARING – Initial
Variance**

Adv.: June 3, 206 & June 13, 2016
Abut.: May 10, 2016

6 Gardner Road - Assessor's Map 1, Lot 280
Residential-80 Zoning District.

Owner: Lisa Tropeano
Applicant: Dennis Colwell

The applicant is seeking a variance for front yard relief, to construct a 19' x 24' deck addition. Minimum front yard requirements in the R-80 Zoning District are 50' where 42.8' are proposed, (40.3' existing).

**7:15 PM PUBLIC HEARING – Initial
Section 6 Finding**

Adv.: June 3, 2016 & June 13, 2016
Abut.: May 10, 2016

254 Reservoir Street - Assessor's Map 10, Lot 368
Residential-60 Zoning District

Owner/Applicant: Linda Loring

The applicant is proposing to construct a 17' x 15', 1-story addition to a pre-existing, non-conforming, single-family house. Residential 60 zoning requires: 60,000 s.f. lot, 150' frontage, 40' front yard setback, 25' side yard setback and 15' rear yard setback. The applicant is proposing a 30' front yard setback where 40' is required.

**7:30 PM PUBLIC HEARING – Initial
Section 6 Finding**

Adv.: June 3, 2016 & June 13, 2016
Abut.: May 10, 2016

24 Mayflower Road - Assessor's Map 205 (including Lot 204)
Residential-60 Zoning District

Owner/Applicant: Donella M. Donahue

The applicant is proposing to construct a 15' x 15' addition to a pre-existing, non-conforming single-family dwelling and lot. Proposed front yard setback is 32.9' where 40' is required, proposed side yard setback is 30.1' where 25' is required, proposed rear yard setback is 52.1' where 15' is required; existing lot size is 8,000 s.f. and existing frontage is 80'.



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7:45 PM

PUBLIC HEARING – *Initial
Section 6 Finding*

*Adv.: June 3, 2016 & June 13, 2016
Abut.: May 31, 2016*

144 Burt Street, Assessor's Map 12, Parcel 62
Residential 80 Zoning District.

Owner/Applicant: Lyn C. Hovey & Rosita M. Andrews

The applicant is proposing to construct a 729 s.f. master bedroom to the pre-existing, non-conforming 795 s.f. single-family house. The lot is non-conforming as follows: lot frontage: 150 feet required, 120 feet exists and lot area: 80,000 s.f. required, where 18,000 s.f. exists.

8:00 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 February 29, 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.