



**TOWN OF NORTON
ZONING BOARD OF APPEALS**

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

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AGENDA

7:00 pm
Monday, July 18, 2016
1st floor, Selectmen's Area

7:00 PM Call to Order/General Business

- A. Bills and Warrants**
- B. Approval of Meeting Minutes**

7:05 PM PUBLIC HEARING – Initial *Adv.: July 1, 2016 & July 11, 2016*
Section 6 Finding and Variance *Abut.: June 21, 2016*
16 Renwick Drive – Assessor's Map 4, Lot 222
Residential-80 Zoning District

Owner/Applicant: Edward J. Capone

The applicant is seeking a Section 6 Finding to construct a 24' x 28' garage on a pre-existing, non-conforming building and lot and a Variance for front yard setback, 50' required, 46.86' proposed and side yard, 35' required, 30.71' proposed.

7:15 PM PUBLIC HEARING – Continued from 6-20-16 *Adv.: June 3, 2016 & June 13, 2016*
Section 6 Finding *Abut.: May 10, 2016*
254 Reservoir Street - Assessor's Map 10, Lot 368/369
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.

7:25 PM PUBLIC HEARING – Initial *Adv.: July 1, 2016 & July 11, 2016*
Section 6 Finding *Abut.: June 21, 2016*
181 Lincoln Street – Assessor's Map 7, Lot 12
Residential-80 Zoning District

Owner/Applicant: Gregory P. Jurgilewicz

The applicant is proposing to demolish an existing 1,407 s.f. single-family house and construct a new single-family structure of similar size (approximately 1,416 s.f.). The lot is pre-existing, non-conforming: 62,868 s.f. existing, where 80,000 s.f. is required in the Residential 80 Zoning District; all other dimensions will comply with the regulations of the Zoning Bylaw.



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7:35 PM **PUBLIC HEARING** – *Initial* *Adv.: July 1, 2016 & July 11, 2016*
Section 6 Finding *Abut.: June 21, 2016*
383 South Worcester Street – Assessor's Map 32, Lot 120
Residential-60 Zoning District

Owner/Applicant: David L. Martin

The applicant is requesting a Section 6 Finding as to lot size, to construct a 624 s.f. garage addition to the existing 1,456 s.f. single-family house. The lot is pre-existing, non-conforming: 32,230 s.f. exists, where 60,000 s.f. is required in the Residential 60 Zoning District; all other dimensions will comply with the regulations of the Zoning Bylaw.

7:45 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 June 20, 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.