



The following Public Hearing notice was published in the Sun Chronicle  
Tuesday, November 1, 2016 and again on Tuesday, November 8, 2016

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## NOTICE OF PUBLIC HEARING NORTON ZONING BOARD OF APPEALS

### Variance & Section 6 Finding

#### 6 Patten Road, Assessor's Map 10, Parcel 327

In accordance with the provision of MGL, Chapter 40A, Sections 6, 10 & 11 and Article I, Section 1.5(e) and Article X, Section 10.3 of the Norton Zoning Bylaws, the Norton Zoning Board of Appeals will hold a public hearing on Tuesday, November 15, 2016 at

7:10 pm in the second floor meeting room, 70 East Main Street, Norton, MA 02766 to consider an application submitted to the ZBA on October 17, 2016 by applicant Thomas J. Powers, 55 Old Post Road, East Walpole, MA 02032 for a Variance and Section 6 Finding under Article 1, Section 1.5(e) of the Norton Zoning By-Laws.

6 Patten Road is located in the R-60 Zoning District. The applicant is proposing to raze an existing deck and construct a new, 284 s.f., addition on a pre-existing, non-conforming lot.

The lot is in the Residential 60 Zoning District and is non-conforming as follows: Lot frontage: 150' required, 74.98 feet proposed; and Lot area 60,000 s.f. required, 7,166 s.f. proposed.

Neither the existing house nor proposed addition are in complete compliance with the setback requirements: **Front Yard:** 40' required, 14' proposed; **Easterly Side Yard:** 25' required, 13' proposed; **Westerly Side Yard:** 25' required, 20' proposed; and **Rear Yard Setback:** 15' required, 43' existing, 39 feet proposed.

A variance is requested for % building coverage (16% allowed, 16.1% exists, 16.4% proposed).

The application is on file in the ZBA office on the second floor, Town Hall, and may be inspected during working 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