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The following Public Hearing notice was published in the Sun Chronicle
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NOTICE OF PUBLIC HEARING NORTON ZONING BOARD OF APPEALS

Variance & Section 6 Finding 9 Perry Street, Assessor's Map 18, Parcel 18

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 7:25 p.m. 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 Lynne C. Kelley, 9 Perry Street, Norton, MA02766 for a Variance and a Section 6 finding for building coverage, frontage, side yard setbacks and lot area.

9 Perry Street is located in the R-60 Zoning District. The applicant is proposing to raze an existing fire damaged house and shed roof (shed structure to remain) and construct a new, 1,564 s.f., house 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, 125.23 exists; Lot area: 60,000 s.f. required, 21,216sq.ft. exists.

Neither the existing nor proposed building are in compliance with the setback requirements as follows: **Front yard setback:** 40' required, 21' existing, 45' is proposed; **northerly side yard:** 25' required, 29' existing, 46' proposed; **southerly side yard:** 25' required, 15' existing, 18' proposed; and **Rear yard:** 15' required, 128' existing, 95' proposed.

A variance is requested for the % impervious lot coverage: 15% allowed, 20% existing, 19% 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