



TOWN OF NORTON
ZONING BOARD OF APPEALS
70 East Main Street
Norton, Massachusetts 02766-2320
Office: (508) 285-0278 Fax: (508) 285-0277

AGENDA

7:00 pm
Tuesday, November 15, 2016
2nd Floor Meeting Room

7:00 PM Call to Order

7:00 PM PUBLIC HEARING – Initial *Adv.: November 1, 2016 & November 8, 2016*
Section 6 Finding *Abut.: October 15, 2016*

92 South Worcester Street
Assessor's Map 26, Parcel 154, Residential 40 Zoning District
Applicant: Wayne Hallgren
Owner: Marta Joppich

The applicant is proposing to construct a new, 1,288 s.f., single-family dwelling unit on a pre-existing, non-conforming lot; 29,000 s.f. lot exists where 40,000 s.f. is required, 71' frontage exists where 150' is required, and 13' side yard setback where 25' is required. All other dimensions will comply with the regulations of the Zoning By-Laws.

7:05 PM PUBLIC HEARING – Initial *Adv.: November 1, 2016 & November 8, 2016*
Use and Dimensional Variance *Abut.: October 15, 2016*
Telecommunications Act of 1996

15 South Washington Street
Assessor's Map 18-150-3, Residential 60 Zoning District
Applicant: Eco-Site & T-Mobile Northeast
Owner: Douglas J. Nason and Alfred R. Nason, 15 South Washington Street

The applicant is proposing to construct a new 125' monopole and install six (6) wireless communications antennas at a centerline height of 120' more or less, one (1) dish antenna and appurtenant radio equipment cabinets at the base of the monopole. The mono pole will be surrounded by an 8' high chain-link fence, and will be designed to accommodate co-location opportunities for at least three (3) additional wireless carriers.

7:10 PM PUBLIC HEARING - Initial *Adv.: November 1, 2016 & November 8, 2016*
Variance & Section 6 Finding *Abut.: October 18, 2016*

6 Patten Road
Assessor's Map 10, Parcel 327, Residential 60 Zoning District
Owner/Applicant: Thomas J. Powers

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).



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7:15 PM **PUBLIC HEARING** – *Initial* *Adv.: November 1, 2016 & November 8, 2016*
Section 6 Finding *Abut.: October 18, 2016*

5 Furnace Pond Way
Assessor's Map 32, Parcel 106, Residential 60 Zoning District
Applicant/Owner: William G. Seaver, Jr.

5 Furnace Pond Way is located in the R-60 Zoning District. The applicant is proposing to raze existing steps and construct a new, 938 s.f. garage with an above great room on a pre-existing, non-conforming lot; 37,292 s.f. lot exists where 60,000 s.f. is required. All other dimensions will comply with the regulations of the Zoning By-Laws.

7:20 PM **PUBLIC HEARING** – *Initial* *Adv.: November 1, 2016 & November 8, 2016*
Section 6 Finding *Abut.: October 18, 2016*

138 Pine Street
Assessor's Map 24, Parcel 83, Residential 80 Zoning District
Applicant/Owner: Robert Gray

138 Pine Street is located in the R-80 Zoning District. The applicant is proposing to construct a new, 750 s.f. in-law apartment on the side of an existing single-family house on a pre-existing, non-conforming lot; 60,036 s.f. lot exists where 80,000 s.f. is required. All other dimensions will comply with the regulations of the Zoning By-Laws.

7:25 PM **PUBLIC HEARING** – *Initial* *Adv.: November 1, 2016 & November 8, 2016*
Variance & Section 6 Finding *Abut.: October 18, 2016*

9 Perry Street
Assessor's Map 18, Parcel 18, Residential 60 Zoning District
Applicant/Owner: Lynne C. Kelley

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.



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7:30 PM **PUBLIC HEARING** – *Initial* *Adv.: November 1, 2016 & November 8, 2016*
Section 6 Finding *Abut.: October 17, 2016*

16 Toad Island Road
Assessor's Map 19, Parcel 85-06, Residential 80 Zoning District
Applicant/Owner: Franklin Cropley, Jr.

The applicant is proposing to construct 2 additions on a pre-existing, non-conforming lot. The lot is in the Residential 80 Zoning District and is non-conforming as follows: Lot area: 80,000 s.f. required, 30,060 sq.ft. exists.

7:35 PM **GENERAL BUSINESS**

- A. **Bills and Warrants**
- B. **Approval of Meeting Minutes**
- C. **Future Meeting Dates:** January & February 2017

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.