



**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
Monday, December 12, 2016
1st floor, Selectmen's Meeting Room

7:00 PM Call to Order

**7:00 PM PUBLIC HEARING (cont. from the November 15, 2016 mtg.)
*Section 6 Finding***

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.

**7:00 PM PUBLIC HEARING
Section 6 Finding
17-09 - Ronald Wedge - **1 Reinhard Drive**
Assessor's Map 19, Parcel 85-10
Residential 80 Zoning District (R80)**

The applicant is proposing to construct a 26' x 24' addition to a pre-existing, non-conforming single-family house on a pre-existing non-conforming lot; Existing lot size: 34,050 s.f. where 80,000 s.f. is required and proposed side yard setback 32.4' where 35' is required.

**7:05 PM PUBLIC HEARING
Section 6 Finding
17-11 – Rick Lema, B & D Construction Co., Inc. – **9 Alder Road**
Assessor's Map 10, Parcel 302
Residential 60 Zoning District (R60)**

The applicant is proposing to tear down existing house and foundation and construct a new house and foundation on a pre-existing non-conforming lot; Existing lot size: 7,925 s.f. where 60,000 s.f. is required.



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7:10 PM

PUBLIC HEARING

Section 6 Finding
17-12 – Rhonda & Garrett Steenbruggen – 12 Wilbur Street
Assessor's Map 5, Parcel 111
Residential 80 Zoning District (R80)

The applicant is proposing to construct an addition between two buildings, connecting the buildings, on a pre-existing non-conforming lot; Existing lot size: 18,000 s.f. where 80,000 s.f. is required.

7:15 PM

PUBLIC HEARING

Section 6 Finding
Eric W. Bressler – 9 Talbot Drive
Assessor's Map 17, Parcel 174
Residential 60 Zoning District (R60)

The applicant is proposing to construct two 8'x 10' decks with stairs totaling 166 s.f. on the rear of the house on a pre-existing non-conforming lot; Existing lot size: 37,971 s.f. where 60,000 s.f. is required.

7:20 PM

PUBLIC HEARING

Section 6 Finding
Ann-Marie Pucillo – 41 Alder Road
Assessor's Map 9, Parcel 209
Residential 60 Zoning District (R60)

The applicant is proposing to alter a pre-existing non-conforming structure by constructing an addition to pre-existing, non-conforming lot with an area size 4,000 s.f. where 60,000 s.f. is required.

7:25 PM

PUBLIC HEARING

Section 6 Finding & Variance
John Perry, Jr. – 17 Gilbert's Way
Assessor's Map 32, Parcel 128
Residential 60 Zoning District (R60)

The applicant is proposing to raze the existing stairs and to construct a 691 s.f. garage addition with an above great room and mud room on a pre-existing non-conforming lot. Lot frontage: 150' required, 127.76' existing, Lot area: 60,000 s.f. required where 150,036 s.f. is existing.



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7:30 PM

PUBLIC HEARING

Section 6 Finding & Variance
Kerri Russo – 3 Pitt Clarke Road
Assessor's Map 16, Parcel 100
Residential 60 Zoning District (R60)

The applicant is proposing to raze an existing bulkhead and to construct a 278 s.f. kitchen/dining room extension/addition on a pre-existing non-conforming lot; Existing lot size: 28,993 s.f. where 60,000 s.f. is required.

7:35 PM

PUBLIC HEARING – (cont. from the November 15, 2016 mtg.)

Use and Dimensional Variance
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.

7:40 PM

GENERAL BUSINESS

- A. Bills and Warrants** – Graves Engineering – Peer Review
- B. Approval of Meeting Minutes**
- C. Future Meeting Dates**

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.