



**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, January 30, 2017
1st floor, Selectmen's Meeting Room

7:00 PM Call to Order

7:00 PM PUBLIC HEARING
Variance & Section 6 Finding

17-19 16 Renwick Drive

Assessor's Map 4, Lot 222, and Residential 80 Zoning District

Applicant/Owner: Edward J. Capone

The applicant is seeking further expansion of previously- granted variance and Section 6 finding for a 2 car single story garage.

7:05 PM PUBLIC HEARING
Variance & Section 6 Finding

17-17 152 South Worcester Street

Assessor's Map 27, Lot 103

Residential 40 Zoning District (R40)

Applicant: Lukas Rei

The applicant is proposing to build a residential home on existing property, now used for a commercial garage.

7:10 PM PUBLIC HEARING
Section 6 Finding

17-18 0 Young Avenue

Assessor's Map 49, Lot 16

Residential 40 Zoning District (R40)

Applicant/Owner: Paul Freeman

The applicant is appealing the building inspector's decision to deny building permit, pending a zoning determination to establish if it is a buildable lot.



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7:15 PM

PUBLIC HEARING

Variance & Section 6 Finding

17-11A 9 Alder Road

Assessor's Map 10, Lot 302
Residential 60 Zoning District (R60)

Applicant: Rick Lema, B & D Construction Co.

The applicant is proposing to raze the existing structure on a pre-existing non-conforming lot to build a farmers porch on the front and rear of the residential home. Size of building on premises is 1,208 sq.ft. And is proposed for 1,356 sq.ft. Existing is 20.8' and proposed 19.0' to steps off Alder Road (front porch) Existing 16.2' and proposed 15.9' off Woodbine Road (side).

7:20 PM

PUBLIC HEARING

Turtle Crossing
127-129 Newland St
Assessor's Map 2, Lots 4 & 5

"Zoning Board of Appeals, Town of Norton, Turtle Crossing, LLC Comprehensive Permit" dated January 10, 2008 issued pursuant to M.G.L. Chapter 40B, Sections 20 to 23, as modified by the June 18, 2012 Modification to Comprehensive Permit, by the May 19, 2014 Second Modification to Comprehensive Permit and finally by the January 29, 2015 Modification to the Decision extending the Comprehensive Permit to January 10, 2017.

Dakota Partner, Inc., hereby request that the Norton Zoning Board of Appeals approve an extension of the date the Comprehensive Permit will lapse if building permits are not issued from January 10, 2017 to January 10, 2019, and an extension of the date that the Comprehensive permit will lapse if the Applicant has not completed construction from January 10, 2019 to January 10, 2021.

7:30PM

PUBLIC HEARING – (cont. from the December 12, 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.



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7:40 PM

GENERAL BUSINESS

- A. Bills and Warrants –**
- B. Approval of Meeting Minutes**
- C. Future Meeting Dates**
- D. Peer review Updates**

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.