



**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

Tuesday, February 21, 2017
2nd floor, Meeting Room

7:00 PM Call to Order

7:02 PM PUBLIC HEARING - continued
Variance & Section 6 Finding

16 Renwick Drive

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

Applicant/Owner: Edward J. Capone

The applicant is proposing to construct a two car, single story garage to existing property.

7:05 PM PUBLIC HEARING - continued
Variance & Section 6 Finding

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.

7:10 PM PUBLIC HEARING - continued
Section 6 Finding

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 on zoning determination to establish if it is a buildable lot.

7:15 PM PUBLIC HEARING - continued
Variance & Section 6 Finding

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 construct a farmer's 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).



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7:20PM

PUBLIC HEARING – continued

Turtle Crossing Chapter 40B Permit – Request for Modification

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..

Permit holder requests 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.

7:25 PM

PUBLIC HEARING – (continued to March 6, 2017 Meeting.)

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.

7:30 PM

GENERAL BUSINESS

- A. Bills and Warrants**
- 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.