



**TOWN OF NORTON  
ZONING BOARD OF APPEALS**

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Norton, Massachusetts 02766-2320  
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**AGENDA**

7:00 pm  
Tuesday June 6, 2017  
2<sup>nd</sup> Floor, Meeting Room

**7:00 PM**

**PUBLIC HEARING**

***Variance and Section 6 Finding***

11 Austin Street  
Assessor's Map 22 Lot 123,124, Residential 40 Zoning District & Commercial  
Applicant/Owner: Timothy Emerson

Applicant is looking to extend or rebuild garage and add a second story to an existing non-conforming home. Size of building on premises 42x22 with a 15x24 garage, the applicant is proposing to build a 42x24 second story with a 28x28 garage addition.

**7:05 PM**

**PUBLIC HEARING** - *Continued from May 9, 2017 Meeting*

***Use and Dimensional Variance - Application for Construction of Cell Phone Tower under the 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** - *Continued from May 9, 2017 Meeting*

***Variance - Application for Construction of Cell Phone Tower under the Telecommunications Act of 1996***

122 West Hodges Street  
Assessor's Map 34, Lot 2-0  
R80 Zoning District  
**Applicant/Owner: Haskell Farm, LLC**

The applicant is proposing to construct a new 145' above ground level multi-carrier monopole-style tower. Installing nine panel antennas (three antennas per sector) at the 140'AGL antenna centerline mark, extending to 145' AGL, together with related amplifiers, cables, fiber and other associated antenna

equipment, including without limitation, remote radio heads, surge arrestors, and global positioning system antennas with associated electronic equipment.

7:15 PM

**PUBLIC HEARING** -Continued from May 9, 2017 Meeting

**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 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.

7:20 PM

**EXECUTIVE SESSION**

7:25 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.