



**TOWN OF NORTON  
ZONING BOARD OF APPEALS  
70 East Main Street  
Norton, MA 02766-2320**

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2020 NOV 12 A 10:57

### AGENDA

Wednesday, November 18, 2020, 7:00 PM

**Remote Participation: Public welcomed to participate remotely**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Norton Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Norton's website, at <https://www.nortonma.org/>.

For this meeting, may participate in the following ways:

- To join online by video, please click: <https://us02web.zoom.us/j/6389291060>
  - To join using the Zoom app, please enter Meeting ID: 638 929 1060
  - To call in only, please call 646-558-8656 and enter Meeting ID: 638 929 1060
- \*You may need to try multiple times to connect\*
- In addition, please feel free to email questions for the board, ahead of the meeting or even during the meeting to: [Pdigiuseppe@nortonmaus.com](mailto:Pdigiuseppe@nortonmaus.com).

**7:00 PM PUBLIC HEARING-Variance**  
**ZBA File No. 21-05**  
**Property Address: 94 Freeman Street**  
**Applicant: Guaranteed Builders & Developers/Owner: Johnathan & Donna Paioni**

Applicant seeks relief for side yard setback to add a 15' x 40' attached single story accessory structure (garage).

**7:05 PM PUBLIC HEARING-Appeal of Building Inspector's Decision**  
**ZBA File No. 21-04**  
**Property Address: 145 R. West Main Street**  
**Applicant: Reasonable Rentals, Inc. /Owner: BCL Realty**

Applicant seeks an appeal to the Building Inspector's decision to allow for a tool and compact equipment rental business.

**7:10 PM PUBLIC HEARING-Appeal of Building Inspector's Decision**  
**ZBA File No. 21-06**  
**Property Address: 222 Mansfield Avenue**  
**Applicant: Norton Estates Cooperative Corporation, 250 Mansfield Avenue. /Owner: Ginsberg Norton Properties, LLC**

**Applicant seeks an appeal to the Building Inspector's decision to nullify the determination of the Building Commissioner that New England Ice Cream met and exceeded the conditions of the special permit. The applicant is also requesting that New England Ice Cream install a sound wall to reduce noise levels coming from the property and install rooftop screens that mitigate rooftop refrigeration units.**

**7:15 PM CONTINUED-PUBLIC HEARING-40B Comprehensive Permit**  
**ZBA File No. 20-13**  
**Property Address: 195 Mansfield Avenue**  
**Applicant/Owner: A.R. Building Company/Owner: GUS Nominee Trust**

**Applicant seeks relief to construct a 100-unit rental apartment building including 25 affordable housing units.**

**7:20 PM CONTINUED-PUBLIC HEARING-40B Comprehensive Permit**  
**ZBA File No. 20-14**  
**Property Address: 253 Mansfield Avenue**  
**Applicant/Owner: 253 Reservoir, LLC**

**Applicant seeks relief to construct a 60-unit rental apartment building including 15 affordable housing units.**

### **GENERAL BUSINESS**

- A. Bills and Warrants
- B. Approval of Meeting Minutes
- C. Future Meeting Date

**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.

Members may participate remotely in accord with the provisions of 940 CMR 29.10 and the Town's Remote Participation Policy, available for review on the Town's website at <https://www.nortonmaus.org/board-selectmen>.