



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

RECEIVED  
NORTON TOWN CLERK

2021 MAR 19 AM 10:18

### AGENDA

Wednesday, March 24, 2021, 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/>. Material for this meeting can be found at <https://www.nortonma.org/zoning-board-appeals>

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: [cuneon@nortonmaus.com](mailto:cuneon@nortonmaus.com)

**7:00 PM PUBLIC HEARING-Variance**  
**ZBA File No. 7988**  
**Property Address: 139 Newland Street**  
**Applicant/Owner: Anthony Tasselari/ Jacobs Carl E-The Estate Of**

Applicant is asking for a Variance from Side yard Setbacks, Frontage requirements and Lot Size, to build a garage on a preexisting, non-conforming lot.

**7:05 PM PUBLIC HEARING-Variance**  
**ZBA File No. 8221**  
**Property Address: 6 Todd Drive**  
**Applicant/Owner: Keith and Linda Arnold**

Applicant is asking to allow a detached garage to be built on their non-conforming lot.

**7:10 PM PUBLIC HEARING-Variance**  
**ZBA File No. 8165**  
**Property Address: 13 Sturdy Street**  
**Applicant/Owner: Todd Pasqualino/Brian A and Evelyn E Cahoon**

Applicant is asking to increase existing structure on a pre-existing non-conforming lot.

**7:15 PM PUBLIC HEARING-Variance**  
**ZBA File No. 8080**  
**Property Address: 20 Eisenhower Drive**  
**Applicant/Owner: Sandra Buccieri**

Applicant is asking to allow for a shed that has been built on their lot to be allowed on their non-conforming lot, with relief frontage and side yard set-backs.

**7:20 PM PUBLIC HEARING-Variance**  
**ZBA File No. 8074**  
**Property Address: 87 Oak Street**  
**Applicant/Owner: John and Diann Crugnale**

Applicant is asking to allow an addition on their pre-existing non-conforming lot.

**7:25 PM PUBLIC HEARING-Variance**  
**ZBA File No. 7923**  
**Property Address: 0 Knollwood Street**  
**Applicant/Owner: Phillip Ibrahim/Ibrahim Deborah A Trustee**

Applicant is asking for Frontage relief from 150' to 30'.

**7:30 PM EXECUTIVE SESSION**  
Executive Session pursuant to G.L. c. 30A, § 21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements ("Purpose 7"), the Open Meeting Law, G.L. c. 30A, §§ 22(f), (g), to review the Zoning Board of Appeals' January 15, 2008 executive session meeting minutes for potential release; votes may be taken.

**7:35 PM PUBLIC HEARING-Variance**  
**ZBA File No. 8009**  
**Property Address: 0 Tipping Place**  
**Applicant/Owner: Peter T Clark/Howard James F Trustee**

Applicant is asking for Frontage relief from 150' to 40'.

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

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

**GENERAL BUSINESS**

- A. Bills and Warrants
- B. Approval of Meeting Minutes

**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>.