



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

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2023 SEP 14 PM 3:55

### **AGENDA**

Wednesday September 20, 2023, 7:00 PM

**Public welcomed to attend in person or remotely**

- In person: Norton Media Center, 184 W. Main Street, 2nd Floor  
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: [bcarmichael@nortonmaus.com](mailto:bcarmichael@nortonmaus.com)
- Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means in accordance with applicable law. Please note that while remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

**7:00 PM**

Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as Ibrahim v. Noel, Bristol County Superior Court, 2173CV00361, if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.

**7:05 PM**

**Continued Public Hearing – Variance  
ZBA File No. 19774  
Property Address: 0 Oak Street  
Applicant: Stephen Dale Hinton  
Owner: Lorraine M. Leroux**

**Applicant is seeking a variance to build a single-family house on an undersized lot in a R-40 zone.**

**7:10 PM**

**Public Hearing – Variance  
ZBA File No. 20387  
Property Address: 4 Lincoln Street  
Applicant: B&D Construction Co. Inc.**

**Owner: Anthony Rezendes**

**Applicant is seeking a variance to allow for an addition that will not change the footprint**

**7:15 PM**

**Public Hearing – Variance  
ZBA File No. 20533  
Property Address: 38 Charlotte Avenue  
Applicant: Attorney Benjamin Dowling  
Owner: Eric Wensley**

**Applicant is seeking a variance to allow for the construction of a two and a half story dwelling.**

**7:20 PM**

**Public Hearing – Finding  
ZBA File No. 20398  
Property Address: 3 Richmond Drive  
Applicant: Tom George  
Owner: Tsilis Zahos**

**Applicant is seeking a finding to build a proposed addition.**

**7:25 PM**

**Public Hearing – Variance  
ZBA File No. 20466  
Property Address: 16 Ridge Road  
Applicant: Steven Manni  
Owner: Habitat for Humanity**

**Applicant is seeking a variance to build a new house on a non-conforming lot.**

**GENERAL BUSINESS**

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