



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

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NORTON TOWN CLERK
2024 MAR 11 PM 4:25

AGENDA Amended

Monday March 11, 2024, 7:00 PM

Public welcomed to attend remotely or in person

To join in-person go to the Norton Public Library, 68 East Main Street

To join online by video, please click: <https://us02web.zoom.us/j/6391519600>

- To join using the Zoom app, please enter Meeting ID: 639 151 9600
- To call in only, please call 646-558-8656 and enter Meeting ID: 639 151 9600

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
- 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

**Public Hearing – Building Inspector Appeal
ZBA File No. 21215
Property Address: 42 Mansfield Avenue
Applicant/Owner: David and Nancy Federici**

Applicant is seeking to appeal a zoning determination made by the Building Inspector on the line of sight of their neighbor's fence.

7:05 PM

**Public Hearing – Section 6 Finding
ZBA File No. ZBA-4
Property Address: 19 Brahman Drive
Applicant/Owner: David and Kristy Ford**

Applicant is seeking to get a finding for an increase of over 25% of livable floor space to add an in-law apartment.

7:10 PM

**Public Hearing – Comprehensive Permit
ZBA File No. 21321**

**Property Address: 0 East Main Street
Applicant/Owner: Island Brook LLC**

Applicant is seeking to construct a 52-lot 40B project.

7:15 PM

**PUBLIC HEARING-40B Comprehensive Permit
ZBA File No. 20-14
Property Address: 253 Mansfield Avenue
Applicant: 253 Reservoir LLC
Owner: Ruscito Brothers 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
- 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.