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Zoning Board of Appeals Meeting Minutes October 30, 2019

The October 30, 2019 meeting of the Zoning Board of Appeals was held in the Top Floor Meeting Room and was called to order at 7:00 p.m. by Mr. Tom Noel, Chairman. Members present: Mr. Jim Tenore, Mr. Allen Bouley and Mr. David Wrenn was running late but arrived at 7:12. Also in attendance was Paul DiGiuseppe, Director of Planning and Economic Development.

Mr. Noel Nominates Mr. Tenore and Mr. Bouley to be voting members at tonight's meeting.

Public Hearing - Appeal

ZBA File No. 19-19

Property Address: 276R Taunton Ave.

Applicant: Lukas Rei Owner: Lukas Rei

Counsel: Matthew Costa

Applicant states first floor will be for storage and 2nd floor will be used as a personal gym
Mr. Carmichael- concerned about size of structure and that applicant's business is registered at this address

Applicant states he has never run his business out of this house. He rents a warehouse in Taunton. He is not storing any equipment related to his business at this location.

Trailer is located on the property which is used for storage of personal equipment.

7:12 MR. Wrenn Arrives

Mr. Tenore: why is building so large? -Storing a boat, SUV, pickup truck, trailer

Applicant doesn't want to run his business out of his property.

Home office is at the house. Runs a tanning salon and construction company from his house.

Work vehicles are registered to this address.

Home occupation-25% -for the current house

Applicant said MR. Carmichael said there was an office. Applicant denies this. Mr. Carmichael said plans showed an office.

Mr. Tenore -will there be plumbing? Applicant-no plumbing or bathroom.

Mr. Bouley -is existing pavilion an existing accessory structures? Chris didn't include the pavilion in his letter.

Is the shed an accessory structure?

Applicant has a 30 x 40 horse barn that was removed.

Mr. Noel reads accessory structure definition. Is there a limit on number of accessory structures?

Not in definition. Bylaw doesn't limit the number of accessory structures

Mr. Carmichael-any structure under 100 sf doesn't require a permit so the shed is acceptable.

Motion to close public hearing made by Mr. Tenor Second by Mr. Bouley. All in favor. 3-0

Motion to approve the application pursuant to limits of 175-4.4 "Home occupation-custom work in home or accessory building by resident with no more than 1 other person regularly employed and not more than 25% of floor area regularly devoted to such use and there is no exterior storage or display of products, materials, or equipment" made by Mr. Bouley, second by Mr. Tenor. All in favor. 3-0

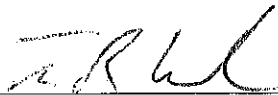
Remote participation: Paul explained the policy. The Board discussed the policy.

Adjournment

Motion to adjourn at 7:50 made by Mr. Tenor, Second by Mr. Wrenn. All in favor. 3-0

Minutes contemporaneously typed by: Nicole Salvo, Administrative Assistant for the Planning and Zoning Board of Appeals.

Respectfully Submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals

Approved by Committee on: November 20, 2019