



**TOWN OF NORTON  
ZONING BOARD OF APPEALS**

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**MINUTES**

Meeting of January 12, 2010

**I. Call to Order**

The January 12, 2010 scheduled meeting of the Zoning Board of Appeals was called to order at 7:30 p.m. in the first floor meeting room in the Norton Municipal Center by Chairman Thomas Noel, with the following members present: Thomas Rota; Alternates Nitin Choksi and Francis Reynolds; David Sharpe was absent.

**II. Andrew Raneri, 16 Walter Street, 10-006, continued from 1/6/10**

Mr. Noel recused himself from sitting on this case due to an unfinished business relationship with the contractor, TMG Carpentry, which submitted the application on behalf of Mr. Raneri. ZBA member, Mr. Rota appointed as chairman pro tem.

Applicant is seeking variance of Article 6.2 for relief from the 40-foot minimum front yard setback and for a finding pursuant to Section VI and Section 1.5 for the addition of a structure on a non-conforming lot.

Mr. Raneri submitted plans dated 11/20/09 showing the proposed garage to be located to the right of the house. The applicant has decided to build the structure on the left side of the property. The septic system would be located behind the garage if placed on the right side of the property, which would have the garage located close to the street, which is not desirable. If placed on the other side of the property, the setback would be 33 feet from the street, rather than the 22.2 feet shown on the plan. Garage would be detached from the residence. Side yard location on left side of property would meet setback requirement.

Mr. Rota stated that the ZBA could not approve the current plan; a new plan with the new location of the garage would be required.

**Motion to continue application of Andrew Raneri, Jr. to February 2, 2010, at 7:30 p.m. by Mr. Reynolds; second by Mr. Choksi; all in favor.**

Mr. Rota was removed as chairman pro tem; Mr. Noel returned as chairman.

### III. General Business

Discussion regarding distance between principal buildings and accessory buildings and also front yard setbacks.

Discussion regarding Midway Garage's electronic messaging center sign. Two signs currently on property were to be taken down when the EMC was installed. As of this meeting, this has not occurred.

Discussion of Strawberry Fields, 40B on South Worcester Street, timeline.

Discussion about Bay Road Heights, 40B.

Discussion about Building Inspection procedures as relates to Zoning Board of Appeals.

**Motion to approve minutes of January 6, 2010 by Mr. Reynolds; second by Mr. Choksi; all in favor.**

**Motion to approve minutes of November 4, 2009 by Mr. Rota; second by Mr. Choksi; all in favor.**

Next meeting scheduled for 2/2/10.

**Motion to adjourn at 8:22 p.m. by Mr. Rota; second by Mr. Reynolds; all in favor.**

Respectfully submitted,



SUSAN TOMASE  
Zoning Board of Appeals Secretary

Date: 5/6/10

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