



TOWN OF NORTON
ZONING BOARD OF APPEALS
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MINUTES
Meeting of December 12, 2011

I. Call to Order

The December 12, 2011 scheduled meeting of the Zoning Board of Appeals was called to order at 7:30 p.m. in the second floor meeting area in the Norton Municipal Center by Thomas Noel, Chairman, with the following members present: Thomas Rota, Nitin Choksi and Frank Reynolds.

II. Review of the decision granted on June 2, 2010 for Jonathan Drobnis, 286 West Main Street (File #010-013).

Document List

1. Original Decision dated June 2, 2010 for Jonathan Drobnis, 286 West Street (File #010-013).
2. Draft minutes of June 2, 2010.

Tom Rota made a motion, seconded by Nitin Choksi, to remove the review of the decision from the table. All in favor.

Tom Noel stated he had sent a request for information to Ilana Quirk, Town Counsel. He said that he sent her a copy of the decision and a copy of the plan. He noted that he had listened to the tape of the June 2, 2010 meeting of which Mr. Drobnis, at one point in the discussion, had confirmed the dimensions of the proposed garage as 20' x 30' when mentioned by the board.

Tom Noel stated she responded in an email stating the Zoning Board of Appeals does not have to take any action unless they want to. He said she stated that the decision gives the applicant the leeway to construct the garage either 20' x 30' or 20' x 40' as long as he keeps 2.7' to 3' from the property line. He said that she further noted that the board can make a correction to the decision in order to clarify it if they preferred by filing a "Statement of Further Reasons for It's decision".

Tom Noel suggested, in his opinion, since there is no problem present, the decision should remain as is. He stated the board has to be more careful in the future and make sure all

dimensions on the plans are the same as stated in the application. Tom Rota stated that, in his opinion, there is no need to amend the decision, but the board needs to be more careful in their review in the future. The members agreed the decision does not have to be amended.

Tom Noel asked the secretary if she had received a formal request from Mr. Lawrence Dean requesting a refund of funds remaining in his review account and she replied she had not. She stated she had phone him to let him know that the board cannot consider or review the refund until he submits a formal request in writing.

The members reviewed the draft minutes of **March 14, 2011**. Tom Rota made a motion, seconded by Nitin Choksi, to accept the minutes as drafted. All in favor. Approved.

The members reviewed the draft minutes of **March 28, 2011**. Tom Rota made a motion, seconded by Nitin Choksi, to accept the minutes as drafted. All in favor. Approved.

The members reviewed the draft minutes of **April 4, 2011**. Tom Rota made note of a paragraph that was typed twice in error. Tom Rota made a motion, seconded by Nitin Choksi, to accept the minutes as amended. All in favor. Approved.

The members reviewed the draft minutes of **May 23, 2011**. Tom Noel noted a discrepancy in the two figures of the application by Christopher Polk. It was decided to remove the mention of “4 feet” by the applicant which had also been typed into the decision. Tom Noel stated the notation of the “4 feet” does not change the intention of the decision. It was agreed to leave the “4 feet” notation in the minutes. Frank Reynolds noted that the word “Coventry” was used in the description of a room in the Durniok project. He said he did not think this was an accurate description of a room and that the word “Coventry” should be omitted from the minutes. The board agreed. Nitin Choksi made a motion, seconded by Tom Rota, to accept the minutes as amended. All in favor. Approved.

The members reviewed the draft minutes of **June 20, 2011**. Nitin Choksi made a motion, seconded by Tom Rota, to accept the minutes as drafted. All in favor. Approved.

The members reviewed the draft minutes of **October 24, 2011**. Nitin Choksi pointed out a couple of typographical errors. Nitin Choksi made a motion, seconded by Tom Rota, to accept the minutes as amended. All in favor. Approved.

The members agreed that the next regular meeting would be scheduled for Monday, January 30, 2012.

Tom Rota made a motion, seconded by Frank Reynolds, to adjourn the meeting at 8:30 pm. All in favor. Approved.

Minutes Approved by Committee on: _____
(Date)

Respectfully submitted,

Tom Noel

Chairman, Norton Zoning Board of Appeals