



TOWN OF NORTON ZONING BOARD OF APPEALS

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MINUTES Meeting of January 30, 2012

I. Call to Order

The January 30, 2012 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 Alternate Frank Reynolds.

II. Review: Taunton Avenue (Ashley Place) 40B Peer Review Refund

Document List

1. Request letter from Lawrence Dean dated January 11, 2012.
2. Memo from Tom Noel, Chairman, to all Departments dated January 19, 2012.
3. Response letter from Jennifer Carlino, Conservation Agent dated January 24, 2012.
4. List of ZBA Revolving Account balances from James Puello, Town Accountant.

Mr. Lawrence Dean was present at the public meeting.

Tom Noel read a letter from Lawrence Dean dated January 11, 2012 requesting the balance of the Peer Review account for Ashley Place be refunded to him since the project has been abandoned due to the poor economy.

Tom Noel stated he had sent a memo to all departments in response to this request asking if anyone had any concerns or issues with this project. To date, only one person has responded to this memo, Jennifer Carlino, Conservation Agent. She stated in her memo that after reviewing her files, she did not have any encumbrances to the project and no application for a wetland permit was ever filed except for a verification of the wetland resource areas.

Tom Noel stated he had a list of all ZBA Revolving Account balances kept by James Puello, Town Accountant. He noted the balance in the Ashley Place project was \$3,244.92.

Tom Rota asked if the deposits were made by Ashley Place, LLC and Mr. Dean responded that he submitted the checks under his name on behalf of Ashley Place, LLC.

The secretary produced copies of the two checks that were deposited signed by Lawrence Dean.

Tom Noel asked Mr. Dean why the project was abandoned and Mr. Dean replied that he had proposed construction of 40 town houses, but when the economy went down hill, his investors and his bank suggested halting the project.

Tom Rota made a motion, seconded by Nitin Choksi, to request that the Town refund the balance of the revolving account for the Ashley Place, LLC project on Taunton Avenue in the amount of \$3,244.92 to Lawrence Dean. All in favor.

Tom Noel signed the Bills Payable Sheet for Lawrence Dean in the amount of \$3,244.92.

III. Draft minutes of June 2, 2010.

The members reviewed the draft minutes of June, 2, 2012. Tom Rota made a motion, seconded by Nitin Choksi, to accept the minutes as written. Approved. All in favor.

IV. Draft minutes of December 12, 2012.

The members reviewed the draft minutes of December 12, 2012. Tom Rota made a motion, seconded by Nitin Choksi, to accept the minutes as written. Approved. All in favor.

Discussion ensued notifying the Board of Selectmen that there is an opening for another alternate member for the ZBA.

The members agreed that the next regular meeting would be scheduled for Monday, March 5, 2012.

Tom Rota made a motion, seconded by Nitin Choksi, to adjourn the meeting at 7:55 pm. All in favor. Approved.

Minutes Approved by Committee on: September 17, 2012.

Respectfully submitted,



Thomas R. Noel, Chairman
Norton Zoning Board of Appeals