



TOWN OF NORTON
ZONING BOARD OF APPEALS
70 East Main Street
Norton, Massachusetts 02766-2320
Office: 508-285-0278
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MINUTES

Meeting of January 9, 2014

The January 9, 2014 scheduled meeting of the Zoning Board of Appeals was called to order at 8:05 pm in the first floor conference room at the Norton Town Hall by Tom Noel, Chairman, with Frank Reynolds (Associate Member) present. Nitin Choksi was excused. Also present was Ilana Quirk, Town Counsel and abutter Oren Sigal.

013-005 – Campanelli Thorndike Norton, LLC, Parcels 61 & 76, Assessor's Map 11, 274 East Main Street Comprehensive Permit 40B application – 230 apartments.

- Deliberations
- Review and vote on final draft decision.

Ilana Quirk noted she had started drafting the decision back in November.

She noted that she had corrected the amount of bedrooms for the project. She said she had included all the exhibits to date.

She said after the decision is voted on this evening, a copy will be signed and then submitted to the Town Clerk.

Ilana Quirk continued to go through the various issues in the decision.

After much discussion, Frank Reynolds made a motion, seconded by Tom Noel, to accept the draft decision, as discussed and amended this evening with all conditions discussed. All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel to agree that the applicant does meet the jurisdictional requirements under 760 CMR 56.04(1). All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel, to find that the Application is not a public agency or a non-profit organization and has agreed to conform to all of the requirements of 760 CMR 56.02 for a Limited Dividend Organization.

Frank Reynolds made a motion, seconded by Tom Noel, to accept the Findings of Facts #1. through #44 as drafted. All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel, to accept the Regulatory Conditions listed as #1 through #15 & General Conditions listed as #1 through #41, amending #36.

Any waivers not requested by the applicant were automatically DENIED.

Voting on the following waivers was as follows with Frank Reynolds making the motions and Tom Noel seconding the motions, either to GRANT or DENY.

Zoning Requirement: Section 1.2 - GRANT

Zoning Requirement: Section 4.1 – GRANT

Zoning Requirement: Section 4.2 – GRANT

Zoning Requirement: Section 4.6 – DENIED (voted not to be necessary)

Zoning Requirement: Section 5.3 – DENIED (voted not to be necessary)

Zoning Requirement: Section 5.4 – DENIED (voted not to be necessary)

Zoning Requirement: Section 6.1 – GRANT

Zoning Requirement: Section 6.7 – GRANT

Zoning Requirement: Section 7.1 – GRANT

Zoning Requirement: Section 7.3 - GRANT

DESIGN STANDARDS

Zoning Requirement: Section 7.3.g – GRANT

Zoning Requirement: Section 7.4.b 1-3 – GRANT

Zoning Requirement: Section 7.4.c – GRANT

Zoning Requirement: Section 7.9 – GRANT

Zoning Requirement: Section 7.10.d – GRANT

Zoning Requirement: Section 7.11 – GRANT a waiver from the Planning Bd. and DENIED (voted not to be necessary) any waiver for a review.

Zoning Requirement: Section 9.2a – GRANT

Zoning Requirement: Section 10.4 - GRANT

USE VARIANCES

Zoning Requirement: Section 11.3.b – GRANT

Zoning Requirement: Section 11.3.f – GRANT

Zoning Requirement: Section 14.5.1.f – GRANT for multi-family and residential uses but DENIED for any future requests.

Zoning Requirement: Section 14.5.3.f – GRANT

Zoning Requirement: Section 14.5.4.f – GRANT

Zoning Requirement: Section 14.6.1 - SPECIAL PERMITS -GRANT – no relief by Planning Bd but DENIED any waiver (not necessary)

Article XV – SITE PLAN APPROVAL -15.1 – Purpose – No waiver required – DENIED – GRANTED the procedural waiver requested.

Article XVIII – LANDSCAPING – GRANT – Submitted plans. DENIED any future waivers.

Article XIX – AFFORDABLE HOUSING – GRANT

WAIVERS FROM NORTON TOWN BY-LAWS, MAY 2012

Public Safety Section 2, 2 Public Safety Lanes - GRANT

Mandatory Curbside Recycling Program – GRANT waiver from existing programs. DENIED for any future requirement sought.

Use of Land and Buildings - GRANT

Frank Reynolds made a motion, seconded by Tom Noel, to accept the votes for the waivers as just voted. All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel, to have Tom Noel, Chairman, sign the final Decision as drafted by Ilana Quirk, Town Counsel and discussed and voted on this evening. All in favor. Approved.

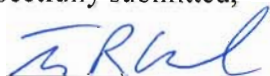
The members reviewed an invoice in the amount of \$3,234.70 submitted by Graves Engineering, Inc. for the 274 East Main Street project. Frank Reynolds made a motion, seconded by Tom Noel, to pay the bill. All in favor. Approved.

The members reviewed an invoice in the amount of \$2,996.75 submitted by Graves Engineering, Inc. for the Island Brook project. Frank Reynolds made a motion, seconded by Tom Noel, to pay the bill. All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel, to adjourn the public meeting at 9:33 pm. All in favor. Approved.

Minutes Approved by Committee on: March 2, 2015

Respectfully submitted,



Thomas R. Noel, Chairman
Norton Zoning Board of Appeals