



**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 June 24, 2014**

The June 24, 2014 scheduled meeting of the Zoning Board of Appeals was called to order at 7:44 pm at the 1<sup>st</sup> Floor Selectmen's meeting area, Norton Town Hall by Tom Noel, Chairman, with the following member present, Frank Reynolds.

Tom Noel made a motion, seconded by Frank Reynolds to remove from the table for discussion the project:

**014-013 – Fairland Farm LLC – Parcel 46 (Assessor's Map 19) 16 Maplewood Avenue  
Application for a Section 6 (1.5e)**

Finding for the extension and alteration of an existing non-conforming structure.  
(cont. from the June 9, 2014 meeting)

#### Document List

1. Application Form for a Section 6 Finding
2. Exhibit A – Description of project
3. Proposed Plan entitled "Proposed House Plan 16 Maplewood Avenue, Norton, MA 02766, prepared for Fairland Farm, LLC by Yarworth Engineering Co., Inc., Signed and stamped by Christopher D. Yarworth, Scale 1"=10', dated April 24, 2014
4. Letter from Attorney David C. Manoogian, dated June 19, 2014 with Exhibit A (timeline) and Exhibit 1. (Board of Health documentation) and Exhibit 2. (Building Permit)

Present at the public hearing were Christopher D. Yarworth, Yarworth Engineering Company, Inc. and Attorney David C. Manoogian.

Mr. Manoogian addressed the board. He referred to his letter dated June 19, 2014 which addressed concerns that the board members had at the June 9, 2014 meeting.

He noted that the issue of concern was "how long was the Use of the Structure abandoned?"

He commented that Exhibit A states various dates that activity had taken place on the property since July/2010 to the present time.

He stated that the use was not abandoned and noted that he had attached a memo from the Board of Health dated July 23, 2010 showing that plans submitted by Jane Haddigan had been reviewed by the Board of Health. He said he also attached a Building Permit that was issued on August 3, 2010. He said just because no work was started it does not indicate that the property had been abandoned.

Tom Noel asked Mr. Manoogian if Ms. Haddigan had ever lived in the house and Mr. Manoogian replied she had not but was in the process of renovating the house with her son.

Tom Noel made a motion, seconded by Frank Reynolds, to remove from the table for discussion the project for :

**013-003 - Island Brook, LLC - Parcels 57, 238, 239 240, 241, 242, 243, 244 & 245  
(Assessor's Map 17) East Main Street**

Application for a Comprehensive Permit and MGL Chapter 40B for construction of 100 single-family houses, including 25 affordable houses on 43.35 acres in R60 & VC Zoning Districts. (cont. from the June 9, 2014 mtg.)


Tom Noel noted that Town Counsel could not be present this evening therefore a meeting has been scheduled for tomorrow evening.

Tom Noel made a motion, seconded by Frank Reynolds, to continue the public hearing to Wednesday, June 25, 2014 to be held at 7:35 pm in the 2<sup>nd</sup> floor conference room. All in favor. Approved.

Tom Noel made a motion, seconded by Frank Reynolds, to adjourn the meeting at 8:09 pm. All in favor. Approved.

Minutes Approved by Committee on: March 2, 2015

Respectfully submitted,

  
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Thomas R. Noel, Chairman  
Norton Zoning Board of Appeals