



**TOWN OF NORTON**  
**ZONING BOARD OF APPEALS**  
70 East Main Street  
Norton, Massachusetts 02766-2320  
Office: 508-285-0278  
Fax: 508-285-0277

## **MINUTES**

Meeting of July 14, 2014

The July 14, 2014 scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 pm at the Norton Town Hall by Tom Noel, Chairman, with the following member present, Frank Reynolds. Also present was Ilana Quirk, Town Counsel.

Tom Noel noted there was only one topic for discussion this evening:

### **Post Hearing Review and Deliberations**

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

Ilana Quirk handed out the latest highlighted draft version of the Island Brook Comprehensive Permit Decision.

The members reviewed the draft decision and many small typos were corrected.

Tom Noel commented that he would like the details of the site visit to the property that was made on April 12, 2014 to be included in the decision and Ilana Quirk replied she would include it.

Discussion ensued regarding the description of “dead end”. Ilana Quirk noted that the project could be “denied” by the board noting that the dead end street could be easily blocked and therefore present a local safety concern for the proposed community. She said that there was never a detailed conversation between the applicant and the board concerning the dead end street and possible safety hazards.

Ilana Quirk noted that the board could impose a condition to require sprinklers for the 56 units in exchange for allowing the dead end street as proposed.

Ilana Quirk suggested that a second proposal could be to require the applicant to construct a "second" 12-foot entrance to the site which would be cleared of trees, paved, plowed and gated for emergency use only.

Tom Noel made a motion, seconded by Frank Reynolds, that having a dead end street would in fact present a "local safety concern" and thus a condition would be added to the decision requiring a second entrance be constructed. The condition would require the second entrance be: at least 12 feet wide; cleared of trees; paved; plowed; and gated for emergency use only. All in favor. Approved.

Frank Reynolds made a motion, seconded by Tom Noel, that the Board **does** find that the Applicant **does** meet the jurisdictional requirements under 760 CMR 56.04. All in favor. Approved.


Members noted that the applicant would not extend the time for a decision on the project any further or present pro forma reports that had been requested by the board and declined several requests made by the board for further information.

It was agreed the last meeting for the review of the final Post Hearing Review and Deliberations for this project would be held on Tuesday, July 22, 2014 in the 2<sup>nd</sup> Floor Conference Room at 7:00 pm.

Tom Noel made a motion, seconded by Frank Reynolds, to adjourn the meeting at 9:05 pm. Approved.

Minutes Approved by Committee on: March 2, 2015

Respectfully submitted,

  
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Thomas R. Noel, Chairman  
Norton Zoning Board of Appeals