



TOWN OF NORTON
ZONING BOARD OF APPEALS
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MINUTES

Meeting of August 20, 2014

The August 20, 2014 scheduled meeting of the Zoning Board of Appeals was called to order at 7:31 pm in the 2nd floor conference room, Norton Town Hall by Tom Noel, Chairman, with the following members present, Nitin Choksi, Frank Reynolds, Associate Member and Jason Brotsma, Associate Member .

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

015-001 -Doreen & Jon Giguere – Parcel 44 (Assessor's Map 5) 321 East Main Street
Section 6 Finding for construction of a garage and breezeway.

Document List

1. Application for Variance/Section 6 Finding
2. Plan entitled "Plot Plan Showing Proposed 24' x 28' Attached Garage, Assessor Map 5, Parcel 44, 321 East Main Street, Norton, MA, Prepared for Guaranteed Builders, Inc. by Hawk Consulting, Inc., signed and stamped by Timothy R. Callahan and dated 6/9/14.

Present at the public hearing were Jon and Doreen Giguere.

Tom Noel asked Ms. Giguere what she and her husband were applying for and she replied that they were planning to construct an attached enclosed breezeway with an attached garage with a play room above the garage. Ms. Giguere presented construction plans for review.

Tom Noel noted that the property is already non-conforming. He commented a variance would be needed only for the western side line as the distance of the proposed addition from the boundary line would now be 23.2 feet instead of 59.6 feet, 35 feet being the Zoning By-Law requirement.

Ms. Giguere commented that the driveway will be widened slightly.

Tom Noel asked if anyone was present in favor of the project and there was no response. He asked if there was anyone present in opposition of the project and there was no response.

Nitin Choksi made a motion, seconded by Frank Reynolds to grant the dimensional variance under Section 6.2 of the Zoning By-Laws as long as the western side yard set back will not be any closer than 23.2 feet from the proposed addition. All in favor. Approved.

Frank Reynolds made the motion, seconded by Nitin Choksi, that by this finding per Section 6, 1.5e, the proposed use by the addition will not make the existing building more substantially non-conforming and will not be any more detrimental to the neighborhood. All in favor. Approved.

Tom Noel explained the duties, responsibilities and process of the Zoning Board of Appeals to a boy scout from Mansfield.

Tom Noel noted that he had received a certified letter stating that Carol Miner was appealing the decision she received for her project on Burt Street. He commented that Ilana Quirk, Town Counsel, has been retained to represent the Town in this matter.

Tom Noel commented that Ilana Quirk, Town Counsel was retained by the Town for both the Carol Miner and Island Brook 40B appeals.

Tom Noel noted that Town Counsel is requesting that the minutes for the Island Brook 40B project be updated as soon as possible. The secretary agreed she would begin transcribing the meeting minutes for the Island Brook 40B project before all other meetings are done.

The members reviewed the draft minutes for February 4, 2013. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes as written. All in favor. Approved.

The members reviewed the draft minutes for March 18, 2013. Minor changes were made to the minutes. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes, as amended. All in favor. Approved.

The members reviewed the draft minutes for April 1, 2013. Minor changes were made to the minutes. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes, as amended. All in favor. Approved.

The members reviewed the draft minutes for June 24, 2013. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes as written. All in favor. Approved.

The members reviewed the draft minutes for July 29, 2013. Minor changes were made to the minutes. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes, as amended. All in favor. Approved.

The members reviewed the draft minutes for August 6, 2013. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes as written. All in favor. Approved.

The members reviewed the draft minutes for August 26, 2013. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes as written. All in favor. Approved.

The members reviewed the draft minutes for September 23, 2013. Minor changes were made to the minutes. Frank Reynolds made a motion, seconded by Nitin Choksi, to accept the minutes, as amended. All in favor. Approved.

The members agreed to schedule the next regular meeting for Monday, September 8, 2014 to be held at 7:30 pm in the first floor Selectmen's Area, Town Hall.

Tom Noel noted that a meeting more than likely will be scheduled for Wednesday, August 27, 2013 to hold Executive Session for the Island Brook 40B project.

Jason Brolsma commented that he would be resigning from the board as of October 1, 2014.

Tom Noel commented that he will request that an notice/advertisement be sent out to recruit a couple of new members.

Frank Reynolds made a motion, seconded by Nitin Choksi, to adjourn the meeting at 9:23 pm. Approved.

Minutes Approved by Committee on: March 2, 2015

Respectfully submitted,



Thomas R. Noel, Chairman
Norton Zoning Board of Appeals