



TOWN OF NORTON
ZONING BOARD OF APPEALS
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MINUTES

Meeting of October 13, 2015

The October 13, 2015 scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 pm in the second floor conference room, by Tom Noel, Chairman, with the following members present, Nitin Choksi and Frank Reynolds.

Tom Noel noted the first item on the agenda is:

16-02 – Willowcrest Estates, LLC – Parcel 249 (Assessors' Map 9) 27 Smith Street; Application for Variance for lot lines and for a Section 6.2 Finding (1.5e) of the Norton Zoning Bylaws. (Cont. from the September 14, 2015 meeting)

Document List

1. Variance Form
2. Color photos
3. Plan entitled "Plan of Land in Norton, Massachusetts, 27 Smith Street, Norton, MA 02766", Prepared by Yarworth Engineering Co., Inc., signed and stamped by Christopher D. Yarworth, Scale of 1"=20' and dated October 7, 2015.

Present for the public hearing was Joel Reed, Building Inspector, Robert Anderson, Attorney Robert Kraus and Steve Moore, landscaper and snow plow operator.

Frank Reynolds made a motion to remove from the table for discussion the Willowcrest Estates project, seconded by Nitin Choksi. All in favor. Approved.

Tom Noel commented he had been in contact with Ilana Quirk, Town Counsel, regarding bylaws regulating mobile homes. He said she has not finished her research as yet but sent by email a copy of a case concerning a similar situation.

Mr. Kraus stated that the driveway area could possibly be shared with the next door neighbor or even be used for snow storage. Mr. Kraus submitted the plans requested at the previous meeting showing the location of the new mobile home. He submitted color photos as well. He pointed out on the plans the location of the mobile home at 27 Smith Street.

Mr. Kraus introduced Steve Moore who does the snow plowing on Smith Street. Mr. Moore

commented that, in his opinion, the way the mobile home and the driveway is located now is much safer because a car can be parked next to the home rather than in the road.

Tom Noel asked Joel Reed, Building Inspector, to explain the history of the park and the location of the mobile homes. He commented to Mr. Reed that the board has not reviewed projects with multiple homes on one parcel.

Mr. Reed explained that in his past experience, most mobile home parks were created before the Zoning Bylaws. He noted that 6 new units had been added to the park after Zoning Bylaws were in place. He said permits were applied for in the past to replace some of the mobile homes, but no permit had been applied for in this instance. He commented that the new mobile home was placed closer to the property line than the demolished mobile home. Mr. Reed submitted a permit for the demolition of the existing mobile home only. He reviewed with the Board a copy of the application for a building permit to replace the mobile home.

Again, Mr. Anderson commented that the newer mobile homes are much wider than the older ones and this is why the mobile home is closer to Smith Street.

Nitin Choksi made a motion to continue the public hearing to Monday, November 2, 2015 at 7:00 pm, seconded by Frank Reynolds. All in favor. Approved.

Denise Cortese – Parcel 21 (Assessor's Map 31) 15 Dean St. Application for Variance to 6.2 of the Norton Zoning By-laws, Lot area requirement. (Cont. from the September 14, 2015 mtg.)

Document List

1. Variance Form
2. Plan entitled "Land Surveyed for the Wilma Jane Wynn Estate in Norton, Massachusetts" prepared by E. Otis Dyer, R.P.L.S., signed and stamped by Everett Otis Dyer, Jr., Scale 1"=30' and dated August 11, 2015

Frank Reynolds made a motion to remove from the table the project for 15 Dean Street, seconded by Nitin Choksi. All in favor. Approved.

Attending the public hearing was Denise Cortese and Michael Wynn.

Ms. Cortese submitted the same exact plan as she submitted at the previous meeting which only showed the existing conditions. Tom Noel explained to Ms. Cortese that the board is requiring that she have the engineer put on the submitted plan all area dimensions as well as all proposed work and then sign and stamp the plan.


Ms. Cortese explained to the board the proposed work. Tom Noel explained to her that all this information has to be drawn on the plans and signed and stamped by the engineer.

Frank Reynolds made a motion to continue the public hearing to the meeting of Monday, November 2, 2015, seconded by Nitin Choksi. All in favor. Approved.

Frank Reynolds made a motion, seconded by Nitin Choksi, to adjourn the meeting at 8:10 pm. Approved.

Minutes Approved by Committee on: February 1, 2016.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'TRN', is written above a horizontal line.

Thomas R. Noel, Chairman,
Norton Zoning Board of Appeals