



TOWN OF NORTON
ZONING BOARD OF APPEALS
70 East Main Street
Norton, Massachusetts 02766-2320
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MINUTES

Meeting of November 2, 2015

The November 2, 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. Also present was Frank Reynolds. Nitin Choksi was absent.

Tom Noel made a motion to remove from the table for discussion the project for:

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.

Motion seconded by Frank Reynolds. All in favor.

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
3. **Revised** Plans entitled "Proposed House Location 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 October 26, 2015.

Attending the public hearing were Denise Cortese and Michael Wynn who submitted revised plans dated October 26, 2015.

Discussion ensued regarding the dimensions on the revised plans. Tom Noel noted that the distance from the nearest point at the northeastern corner of the proposed structure to the front lot line was indicated to be 60' but that the dimension for the closest point at the southeastern corner was not indicated. Frank Reynolds estimated by scale that the distance at the southeast corner was approximately 57'.

Tom Noel noted that the closest point of the proposed building shall not be closer than 57 feet and drew the line on the submitted plan with these notes and signed the plan. He stated the decision will state that the closest point to the street shall be no closer than 57 feet.

Tom Noel commented that the Engineer had listed the property as being zoned “Commercial” on the submitted plans but the property is actually in an R60 zoning district.

Tom Noel asked if there were any questions from the audience or members at this time and there were not.

Motion by Frank Reynolds to allow the Finding that under Section 1.5 e, the project will not be substantially more detrimental than the existing, non-conforming use in that it is of the same general class as the existing non-conforming use, in an R60 Zone, seconded by Tom Noel. All in favor. Approved.

Motion by Frank Reynolds, seconded by Tom Noel, to approve the Application as submitted and to grant a variance of constructing the house at 57 feet from the lot line rather than 60 feet, seconded by Tom Noel. All in favor to allow the construction of a single family house. Approved. **GRANTED.**

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

Willowcrest Estates, LLC – 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 October 13, 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 Robert Anderson, who proceeded to give a brief history of the Willowcrest Mobile Home Park. He commented that he has had a buyer for this unit since last April and that the buyer is in need of a home at this time.

Tom Noel commented he received a copy of the application to demolish the existing mobile home at 27 Smith Street from the building inspector.

Mr. Anderson commented that he could have left the existing mobile home as is and sold it as is but decided to improve the area by replacing the mobile home with a new one. He said no building permits were needed for replacing the mobile homes in the past.

Tom Noel asked if documentation could be provided showing what existed before the new mobile home was placed on this lot. He commented that an existing non-conforming lot and home would have to have been in place before Zoning had been created.

Barbara Stanford, Realtor commented that there is no possible way to trace the history of the old mobile home at 27 Smith Street.

Tom Noel asked Mr. Anderson to sign a letter giving the Zoning Board permission to extend the public hearing to December 31, 2015. Letter submitted.

Tom Noel commented he had driven by 27 Smith Street and had concerns with vehicles leaving the driveway onto Smith Street.

Mr. Anderson stated he will try to contact someone that may have lived in the area in the past.

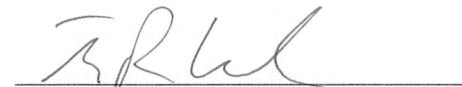
Motion by Frank Reynolds to continue the public hearing to Monday, November 30, 2015 at 7:00 pm, seconded by Tom Noel. All in favor. Approved.

Tom Noel commented there is an invoice for Pleasant Printing in the amount of \$60.00. Tom Noel made a motion to pay the invoice, seconded by Frank Reynolds. All in favor. Approved.

Mr. Reynolds made a motion, seconded by Mr. Noel, to adjourn the meeting at 8:26 pm. Approved.

Minutes Approved by Committee on: February 1, 2016.

Respectfully submitted,



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