



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

Meeting of December 7, 2015

The December 7, 2015 scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 pm in the first floor Selectmen's area, Town Hall by Tom Noel, Chairman with the following members present, Frank Reynolds and Nitin Choksi.

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 November 30, 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.
4. Letter of extension signed by Robert Anderson dated November 2, 2015
5. Letter from Attorney Robert Kraus dated December 3, 2015 to Beth A. Wierling, Director of Planning and Economic Development
6. Letter from Attorney Robert Kraus dated December 4, 2015 to Beth A. Wierling, Director of Planning and Economic Development.

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

Tom Noel noted a letter dated December 3, 2015 from Attorney Robert Kraus to Beth A. Wierling, Director of Planning and Economic Development, requested a continuance of the public hearing to a future date.

Tom Noel noted a letter dated December 4, 2015 from Attorney Robert Kraus to Ms. Wierling, granting permission to extend the public hearing to January 15, 2106.

Frank Reynolds made a motion to accept the letter dated December 4, 2015 granting permission to extend the public hearing to January 15, 2016, seconded by Nitin Choksi. All in favor. Approved.

Frank Reynolds made a motion to continue the public hearing to Monday, January 4, 2016 at 7:00 pm, seconded by Nitin Choksi. All in favor. Approved.

The second item on the agenda was:

7:05 pm Executive Session: **Island Brook 40 B**
Review and discussion with Town Counsel: status of litigation including possible terms of settlement proposed by the applicant.

Tom Noel commented that, after review, Town Counsel had determined that the description on the agenda for this matter was not sufficient, and therefore recommended that the matter be continued and re-posted.

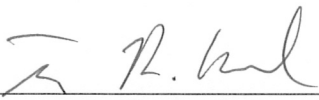
Nitin Choksi made a motion to continue the Island Brook matter to Thursday, December 10, 2015 at 7:05 pm, seconded by Frank Reynolds. All in favor. Approved.

Discussion ensued meeting with the new Town Director of Planning & Economic Development, Beth Wierling.

Frank Reynolds made a motion, seconded by Nitin Choksi, to adjourn the meeting at 7:16 pm. Approved.

Minutes Approved by Committee on: February 1, 2016.

Respectfully submitted,



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