



**TOWN OF NORTON**  
**ZONING BOARD OF APPEALS**  
70 East Main Street  
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## **MINUTES**

Meeting of March 21, 2016

The March 21, 2016 scheduled meeting of the Zoning Board of Appeals was called to order at 7:05 pm in the first floor Selectmen's area, Town Hall, by Tom Noel, Chairman with the following member present, Frank Reynolds. Also present was Ilana Quirk, Town Counsel. Nitin Choksi and Lukasz Wasiak, Alternate Member were absent.

### **Discussion – 274 East Main Street Status Update, David Eastridge.**

Tom Noel observed that the posted meeting agenda listed the wrong project for discussion and that therefore the 274 East Main Street matter could not go forward and would have to be continued to another meeting and properly posted.

Frank Reynolds made a motion to continue the discussion to the meeting of Monday, April 11, 2016, seconded by Tom Noel. All in favor. Approved.

**Public Hearing - Section 6 Finding – Case 16-05 - 28 Dean Street, Assessor's Map 31, Lot 34.** To construct an addition on a pre-existing, non-conforming lot with 100' of frontage where 150' is required and a lot size of 23,600 s.f. where 60,000 s.f. is required.

Tom Noel noted that since there are only two members in attendance this evening there is a lack of a quorum and no voting can take place. He apologized to applicant and stated the public hearing will have to be continued to the next meeting.

Frank Reynolds made a motion to continue the public hearing to the meeting of Monday, April 11, 2016, seconded by Tom Noel. All in favor. Approved.

The Chair determined and asked for a motion that under Chapter 30A, Section 21, the Board enter into Executive Session to discuss strategy regarding litigation known as Island Brook LLC v. the Zoning Board of Appeals, which concerns an appeal from a Comprehensive Permit granted to Island Brook LLC for 43 acres of land located off of East Main Street, because a discussion in Open Session could have a detrimental effect on the bargaining and litigation position of the town, the board to convene back into Open Session at the conclusion of the Executive Session.

Frank Reynolds: yes; Tom Noel: yes

Motion Approved. The board entered into Executive Session at approximately 7:22 p.m.

The Board returned to Open Session at approximately 8:33 pm.

The members reviewed an invoice #2016-19 for Conley Associates in the amount of \$1,178.60 for the Island Brook project. Motion by Frank Reynolds to pay the bill, seconded by Tom Noel. All in favor. Approved.

**MINUTES Review:**

**January 4, 2016** – Minor edits were made to the draft minutes. Motion by Frank Reynolds to approve the minutes, as amended, seconded by Tom Noel. All in favor. Approved.

**February 1, 2016** – Motion made by Frank Reynolds to approve the minutes as written, seconded by Tom Noel. All in favor. Approved.

**February 29, 2016** – Minor edits were made to the draft minutes. Motion by Frank Reynolds to approve the minutes, as amended, seconded by Tom Noel. All in favor. Approved.

**February 29, 2016 - Executive Session** - Minor edits were made to the draft minutes. Motion by Frank Reynolds to approve the minutes, as amended, seconded by Tom Noel. All in favor. Approved.

**August 5, 2015** – Minor edits were made to the draft minutes. Motion by Frank Reynolds to approve the minutes, as amended, seconded by Tom Noel. All in favor. Approved.

**August 5, 2015 – Executive Session** – Minor edits were made to the draft minutes. Motion by Frank Reynolds to approve the minutes, as amended, seconded by Tom Noel. All in favor. Approved.

Frank Reynolds made a motion to adjourn the public meeting at 8:57 pm, seconded by Tom Noel. All in favor. Approved.

Minutes Approved by Committee on: August 23, 2016.

Respectfully submitted,



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