



**TOWN OF NORTON**  
**ZONING BOARD OF APPEALS**  
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## **MINUTES**

Meeting of June 7, 2016

The June 7, 2016 scheduled meeting of the Zoning Board of Appeals was called to order at 7:02 pm in the first floor Selectmen's area, Town Hall, by Tom Noel, Chairman with the following members present, Frank Reynold and Nitin Choksi. Lukasz Wasiak, Associate Member, was absent.

### Discussion: Peer Review - 274 East Main Street

1. Landscape surety
2. As-built Plan

In attendance was David Eastridge, Thorndike Development, and Board Peer Review Engineer Jeff Walsh, Graves Engineering.

David Eastridge reminded the board that: an Occupancy Permit has issued for Building 3; a Surety Bond was approved for the top coat paving and sidewalks for Phase I (containing buildings 1, 2 & 3); a Surety Bond was approved for the landscaping for the entire property; the Surety Bond has been amended per Peer Review comments; and, Buildings 1, 2 & 3 are fully landscaped to date.

Review of the As-Built Plan is required before occupancy permits for any greater than 25% of the units may be issued. The As-Built Plan has now been Peer Reviewed.

Mr. Walsh gave a brief summary of his report as follows:

- He was asked to review the Progress As-Built Plan, which will not have all the details of the Final As-Built Plan.
- The Progress As-Built Plan is derived from the on-ground survey by the engineer and the compilation of notes by the contractor.
- The Progress As-Built Plan was compared with revised plans received after the decision was issued.

Mr. Walsh confirmed he had visited the worksite and commented that, even though the footprint of a building might have changed slightly, the grading, elevation and distance from the property line were accurate and in conformance with the approved plans.

Nitin Choksi had a question regarding the re-location of the number 3 catch basin and Mr. Walsh replied it was changed because of a gas line that was discovered during construction.

David Eastridge noted that 4 boards require As-Built Plans, ZBA, Conservation, Highway and Water/Sewer. He noted that each board requires different information. He noted that the one for the Water/Sewer Dept. is due shortly and will submit a copy to the Zoning Board for informational purposes even though it will not be Peer Reviewed. He said that at the end of the project a final complete As-Built Plan will be submitted to the ZBA and to the Conservation Commission.

Discussion ensued on snow plowing and the clearing of the snow so that the catch basin will be able to work properly. Mr. Walsh suggested leaving a small portion of the catch basin exposed to accept any excess melting water.

David Eastridge commented that the Water/Sewer Department has inspected and approved the working sewer pump station which has been re-located on the site but is not shown on the latest As-Built Plan. He noted that the Water/Sewer Dept. had suggested the re-locating of the pump station anticipating neighboring properties tying into the pump station. He said that if any one of the properties does connect to the pump station, the Town will then accept responsibility for the connections.

Nitin Choksi asked if the pump station was moved closer to Red Mill Village and David Eastridge replied it was. He gave a description of the pump station and commented that it is located next to a garage and is no more visible than before it was moved.

Tom Noel asked David Eastridge to point out the section of the Comprehensive Permit regarding the As-Built Plan.

Frank Reynolds voiced concern regarding on-site changes approved by Town officials, observing that such changes should be documented. Tom Noel requested that a brief letter be submitted explaining any changes to the project such as the re-location of the catch basin, the re-location of pump station 3, and changes to footprints of the buildings. The Board agreed and Mr. Eastridge agreed to draft and deliver such a letter. Mr. Eastridge also requested upcoming meeting dates.

Motion by Frank Reynolds, seconded by Nitin Choksi, to approve the "Partial As-Built Site Plan" dated April 6, 2016 for Norton Apartments prepared by Kelly Engineering Group, Inc. on behalf of Campanelli Thorndike Norton LLC as reviewed by Graves Engineering in satisfaction of Section IV C 14 of the Comprehensive Permit requiring Board approval of As-Built Plans and permitting, at the permit holder's election, the submission of a *partial* As-Built Plans at the point of 25% (twenty-five percent) occupancy of the project. All in favor (3-0). Approved.

Tom Noel noted the next phase of the development will be reviewed at the next regular

meeting of Monday, June 20, 2016.

Mr. Walsh noted that his latest invoice did not include his attendance at tonight's meeting and that he would submit an additional invoice.

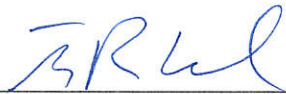
David Eastridge requested that the Board send an email to the Director of Planning and Building Inspector outlining the board's decision.

The board agreed to meet on Monday, June 20, 2016.

Motion by Frank Reynolds, seconded by Nitin Choksi, to adjourn the meeting at 8:17 pm. All in favor. Approved.

Minutes Approved by Committee on: October 11, 2016.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'TR Noel', is written over a horizontal line.

Thomas R. Noel  
Chair, Norton Zoning Board of Appeals