



TOWN OF NORTON
ZONING BOARD OF APPEALS

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MINUTES

September 13, 2016

The September 13, 2016, meeting of the Norton Zoning Board of Appeals, was held in the first floor Selectmen's Conference Room, Norton Town Hall and was called to order at 7:02 pm by Tom Noel, Chairman.

Tom Noel stated there was presently no quorum, that Mr. Reynolds and Mr. Wasiak were unavoidably delayed due to business but should arrive shortly. Mr. Noel stated he would recess until 7:30 pm.

At 7:38 pm Tom Noel re-opened the meeting. Frank Reynolds, and Lukasz Wasiak, Alternate Member, now present.

PUBLIC HEARING – *Initial*
Section 6 Finding

Adv.: Aug. 30, 2016 & Sept. 6, 2016

Abut.: August 26, 2016

66 Bay Road - Assessor's Map 19, Lot 189
Residential-80 Zoning District

Owner/Applicant: Robert E. Gaddy & Joyce H. Gaddy, Gaddy Family Real Estate Trust

The applicant is proposing to construct a 750 s.f. addition to a pre-existing, non-conforming, single-family house and lot. Residential 80 zoning requires: 80,000 s.f. lot (applicant has 30,700 s.f.), 50 ft. front yard set back (applicant has 45.2').

DOCUMENT LIST

1. Application for a Section 6 Finding, received by ZBA on August 17, 2016;
2. Notice of Public Hearing;
3. Certified Abutters list, dated August 1, 2016
4. Plan entitled "Proposed House Addition at HSE. NO 66 Bay Road in Norton, MA", Scale 1"=40' Prepared by RIM Engineering Co., Inc., signed and stamped by Craig E. Cygawnoski and dated August 10, 2016 with **latest revisions on August 26, 2016.**

Public hearing opened at 7:38 pm. In attendance were applicant James Robitaille and contractor, Robert Gaddy, and owner's granddaughter, Alicia Sanzi.

Mr. Gaddy states he has lived at this residence since 1971. He proposes a two-story addition to the side of the house with a bedroom upstairs and a living room downstairs. Mr. Noel noted that the plans indicate the proposed addition will be further away than the original house.

Mr. Robitaille noted that the original plan had the addition listed as 850 sq.ft. whereas 750 sq.ft. is listed on the application. He asked if he could go back to the larger footprint. Mr. Noel replied that a revised plan would have to be submitted and presented.

Tom Noel suggested that the wording of the decision only has to reference the front yard set back and adding to the rear and side yard setback would still comply with the Zoning Bylaw requirements. He said that the applicant can apply for a building permit and explain to the Building Inspector that a variance was needed only for the front yard setback which was granted and the Building Inspector will decide whether or not the applicant would have to re-apply to the Zoning Board for the side yard and rear yard setbacks which would still comply with the Zoning Bylaw requirements.

Motion by Frank Reynolds to close the public hearing, seconded by Lukasz Wasiak. All in favor. Approved.

DECISION

Motion by Frank Reynolds, to make a Finding under Section 6, Article 1, Section 1.5 e of the Norton Zoning Bylaws that the proposed, 2-story addition, as shown on the submitted plans will not make the pre-existing, non-conforming, single-family house anymore non-conforming and will not be substantially more detrimental to the neighborhood in regard to noise, lighting, etc., seconded by Lukasz Wasiak. All in favor. Approved.

Motion by Frank Reynolds, to grant the variance for the front yard setback to be no closer than 45.2' to the front yard boundary line as shown on the submitted plans, seconded by Lukasz Wasiak. All in favor. Approved.

Mr. Noel noted copies of the draft minutes and an invoice for Graves Engineering were not included in member notebooks and would therefore be deferred to the next meeting.

ADJOURN:

Frank Reynolds made a motion to adjourn the public meeting at 8:10 pm, seconded by Lukasz Wasiak. All in favor. Approved.

Minutes Approved by Committee on October 11, 2016.

Respectfully Submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals