



TOWN OF NORTON ZONING BOARD OF APPEALS

70 East Main Street
Norton, Massachusetts 02766-2320
Office: 508-285-0278
Fax: 508-285-0277

Zoning Board of Appeals Meeting Minutes - October 11, 2016

The October 11, 2016, meeting of the Norton Zoning Board of Appeals was convened in the second floor meeting room of the Norton Town Hall and was called to order at 7:02 pm by Tom Noel, Chairman. Members present: Frank Reynolds and Lukasz Wasiak, Associate Member. Nitin Choksi was excused.

PUBLIC HEARING – *Initial* **Section 6 Finding**

Adv.: Sept. 27, 2016 & Oct. 4, 2016
Abut.: September 22, 2016

4 Kilsyth Road - Assessor's Map 4, Lot 280
Residential-80 Zoning District

Owner: Thomas Michael

Applicant: Neil A. Lefavre

The applicant is proposing to demolish the existing 1-car garage and mudroom and construct a 24' x 24' garage with master suite above on a pre-existing, non-conforming, single-family house and lot. Residential 80 zoning requires: 80,000 s.f. lot (applicant has 19,822 s.f.), 50 ft. front yard set back (applicant has 46.6').

DOCUMENT LIST

1. Application for a Section 6 Finding, received by ZBA on September 1, 2016;
2. Notice of Public Hearing;
3. Certified Abutters list, dated September 1, 2016;
4. Plan entitled "Proposed Addition Plan of Land in Norton, MA", Scale 1"=30' Prepared by John W. DeLano and Associates, Inc., signed and stamped by John W. DeLano and dated August 16, 2016.

Motion by Frank Reynolds to waive the reading of the Public Hearing notice, seconded by Lukasz Wasiak. All in favor.

Attending the public hearing were Roy DeLano, John DeLano and Associates, Inc. and Thomas Michael, owner. Applicant is proposing to demolish the existing garage and mudroom and construct a 24'x24' garage with a master suite above in its place. Mr. DeLano noted that the footprint on the east side of the garage will not change. He said that the lot coverage would increase by 1% and the front yard setback would be only 46.6'. He commented that the property has been re-zoned from the original zoning from when the house was constructed in 1969.

Tom Noel asked if there was anyone in the audience to speak against, or in favor of, the project with no one responding.

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 construction of the 2-story addition, as shown on the submitted plans will not make the pre-existing, non-conforming, single-family house substantially more 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.

Tom Noel commented that a variance is not needed as the new addition will be further back from the front yard boundary line.

Other Business

The members reviewed an invoice submitted by Graves Engineering in the amount of \$451.00 (#32457). Motion by Frank Reynolds to approve the bill for payment, seconded by Lukasz Wasiak. All in favor. Approved.

The members reviewed and voted on the following draft minutes:

May 2, 2016 – Minor edits were made to the draft minutes. Motion was made by Frank Reynolds to approve the draft minutes, as amended, seconded by Tom Noel. All in favor. Approved.

May 10, 2016 – Motion was made by Frank Reynolds to approve the minutes as drafted, seconded by Lukasz Wasiak. All in favor. Approved.

May 23, 2016 – Motion was made by Tom Noel to approve the minutes as drafted. All in favor. Approved.

June 7, 2016 – Minor edits were made to the draft minutes. Motion was made by Frank Reynolds to approve the draft minutes, as amended, seconded by Tom Noel. All in favor. Approved.

June 20, 2016 – Mr. Noel requested that he be permitted to further review and edit prior to the next meeting as his notes indicated both regular session and executive session at issue.

July 18, 2016 – Minor edits were made to the draft minutes. Motion was made by Frank Reynolds to approve the draft minutes, as amended, seconded by Tom Noel. All in favor. Approved.

July 18, 2016 – Executive Session – Motion was made by Frank Reynolds to approve the minutes as drafted, seconded by Tom Noel. All in favor. Approved.

August 15, 2016 – Motion was made by Tom Noel to approve the minutes as drafted. All in favor. Approved.

August 23, 2016 – Minor edits were made to the draft minutes of the regular, public session. Motion was made by Frank Reynolds to approve the draft minutes. All in favor. Approved. Mr. Noel noted the absence of executive session minutes and said he would draft them for consideration at an upcoming meeting.

August 23, 2016 – Executive Session – Minor edits were made to the minutes. Motion was made by Frank Reynolds to approve the draft minutes, as amended, seconded by Lukasz Wasiak. All in favor. Approved.

September 13, 2016 – Motion was made by Frank Reynolds to approve the minutes as drafted, seconded by Lukasz Wasiak. All in favor. Approved.

ADJOURN:

Frank Reynolds made a motion to adjourn the public meeting at 8:05 pm, seconded by Lukasz Wasiak. All in favor. Approved.

Minutes Approved by Committee on November 15, 2016

Respectfully submitted,



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