



RECEIVED
NORTON TOWN CLERK

2018 MAR 12 A 8:37

**Zoning Board of Appeals
Meeting Minutes
August 8, 2017**

7:00 P.M. Call to Order

The August 8, 2017 meeting of the Zoning Board of Appeals was held in the second floor Meeting Room and was called to order by Tom Noel, Chairman. Member(s) present: Mr. Frank Reynolds, Mr. Butch Rich. Also present was Ms. Courtney Salvo, Planning and Zoning Secretary. Not in attendance: Mr. Nitin Choski and Mr. Lukasz Wasiak.

Public Hearing – Variance and Section 6 Finding – 19 King Philip Road - continued from July 11, 2017 meeting

MOTION by Mr. Reynolds to take this item from the table for further consideration. Seconded by Mr. Rich. Vote: unanimous MOTION CARRIES

The applicant, Ms. Laurie Bonaparte, was asked to return to give the Board more information on the use of the structure. Christopher Olsen, trustee of the property, was in attendance to give this information. Laurie and Mark Bonaparte were not in attendance. Mr. Olsen gave a brief description of the history of the use of the property. The town owned the property before Mr. Olsen acquired it in January 2016. It has remained unoccupied since January 2016. The Board reviewed the proposed plans for the property. There is no one else in attendance to speak in favor of or in opposition to the application.

MOTION was made by Mr. Reynolds to find that razing of the structure as shown on the plan dated May 10, 2017 would not render the use substantially more detrimental to the surrounding neighborhood than the existing use under the factors cited in Section 1.5(e). Seconded by Mr. Rich. Vote: unanimous. MOTION CARRIES

The applicant originally asked for a variance but it is now unnecessary since it is not required.

Public Hearing –Variance – 10 South Washington Street

Attorney Richard Vetstein was in attendance to represent the applicant, Mr. Gary Nutter, who was also in attendance. The applicant is seeking a variance to allow the use of a detached garage as an accessory apartment. The applicant purchased the property in 2013 and was informed this was an in-law suite but it is not according to zoning laws. It was originally used as a game room and is currently equipped with a

kitchen and a bathroom. Mr. Noel commented that the By-laws do not permit a second residential unit in a detached structure on a single parcel. The By-law says there shall be no use variances granted. Mr. Vetstein presented argument for the use of this as an in-law structure, stating it would be a direct family member of the homeowner and would be helpful for elderly or sick family members. The Board referred to the language in the By-laws and a discussion ensued regarding the interpretation as well as the distances and dimensions shown on the Plans. Mr. Noel asked Mr. Vetstein and Mr. Nutter to return to the September 12, 2017 Zoning Board meeting to present a plan with more accurate data. Applicant agreed to do so.

MOTION was made by Mr. Reynolds to table the application of Mr. Gary Nutter, 10 South Washington Street, until the September 12, 2017 meeting of the Zoning Board. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

Public Hearing – Section 6 Finding – 17 East Hodges

The applicant, Deborah Demers, was in attendance. Mr. David Miller was also in attendance. Ms. Demers is applying for a Section 6 Finding and is proposing to add a 14x16 four-season room and a 12x12 deck to her existing single-family home. Application does not include a current, stamped engineered plan showing proposed setbacks and other factors. The Board requested the applicant to return to the August 29, 2017 meeting and bring stamped plans for the current structure and the proposed structure. Applicant agreed.

MOTION was made by Mr. Reynolds to continue the application of Ms. Deborah Demers, 17 East Hodges Street, at the August 29, 2017 meeting of the Zoning Board. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

General Business

Drafts of various recent meeting minutes were reviewed and edited.

Motion was made by Mr. Reynolds to approve the Zoning Board Minutes of Meeting January 30, 2017 as amended. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

Motion was made by Mr. Reynolds to approve the Zoning Board Minutes of Meeting February 21, 2017 as amended. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

Motion was made by Mr. Reynolds to approve the Zoning Board Minutes of Meeting March 6, 2017 as amended. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

Motion was made by Mr. Reynolds to approve the Zoning Board Minutes of Meeting April 4, 2017 as amended. Second by Mr. Rich. Vote: unanimous MOTION CARRIES

Adjournment

MOTION was made by Mr. Reynolds to adjourn at 8:52 p.m. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Kayleigh Correia
Recording Secretary

Minutes Approved by Committee on March 6, 2018.

Respectfully submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals