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## **Zoning Board of Appeals Meeting Minutes October 3, 2017**

### **7:00 P.M. Call to Order**

The October 3, 2017 meeting of the Zoning Board of Appeals was held in the second floor Meeting Room and was called to order at 7:00 p.m. by Mr. Thomas R. Noel, Chairman. Member(s) present: Mr. Frank W. Reynolds and Mr. Lukasz Wasiak. Also present was Ms. Courtney Salvo, Planning and Zoning Secretary. Not in attendance were Mr. Nitin Choksi and Mr. Butch Rich.

### **Public Hearing – Section 6 Finding – #18-01 52R West Hodges Street**

The applicant, Emerson Builder's Inc. is proposing demolition and reconstruction of a single-family residence on an undersized lot. Attorney Francis Spillane, Esq., was there to represent the applicant. This is a Section 6 finding for a pre-existing non-conforming single family residence. Mr. Spillane distributed an updated plan dated September 13, 2017. The originally submitted plan is dated August 21, 2017. The main difference is the frontage. The original plan has frontage at 178.20 and the revised plan has frontage at 170.91. This was changed due to the surveyor at Bay Colony Group, Inc. deciding a revised plan was necessary to get a correct plan on record for the new property owner. The footprint on the updated plan changed to 1489 sf which is different than on the original plan which stated 2600 sf. The Board advised Mr. Spillane the Building Inspector will most likely ask him to come back to the Zoning Board if the submitted plan is altered. Mr. Noel asked if there were any further questions from the Board. There were none. There were no further comments from Mr. Spillane. Mr. Noel then asked if there were anyone in attendance to speak in favor or opposition of the applicant. Eileen and Ralph Dean, residents of 54 Hodges Street, spoke in favor of the applicant with the condition that only one house would be raised. There were no other attendees to speak in favor or opposition of the applicant.

**MOTION was made by Mr. Reynolds to close the Public Hearing at 7:13 p.m. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

**MOTION was made by Mr. Reynolds to approve the application #18-01 per the new plan dated September 13, 2017 under section 1.5(e). Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

### **Public Hearing – Section 6 Finding – #18-02 43 Eddy Street**

The applicant, Manual G. Ramos, Jr, proposes to raze the existing brick steps on his residence and construct a 286 sf deck and steps onto an existing single family home. Mr. Ramos was present. The property is approximately 40,000 sf and is occupied by Mr. Ramos. He would like to build a deck with stairs to allow

his dogs access to the back yard from the entrance from his kitchen without having to put them on a leash. This deck would be going over the entrance to the garage, about an eight-foot rise. All setbacks would be met. There were no further questions from the Board. Mr. Noel then asked if there were anyone in attendance to speak in favor or opposition of the applicant. There were none.

**MOTION was made by Mr. Reynolds to close the Public Hearing at 7:24 p.m. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

**MOTION was made by Mr. Reynolds to approve the application #18-02 under section 1.5E as not detrimental to the Town's Bylaws and other neighboring properties. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

**Public Hearing – Use Variance – #17-25 10 South Washington Street**

**MOTION by Mr. Reynolds at 7:27 p.m. to take this item from the table for further consideration. Seconded by Mr. Wasiak. Vote: unanimous MOTION CARRIES**

Mr. Richard Vetstein, Attorney for the applicant, Gary Nutter, came before the Board and requested a continuance for thirty days. This will be continued until the November 6, 2017 meeting at 7:00p.m. This would waive the 100-day time period. Mr. Vetstein signed a memorandum stating this change.

**MOTION was made by Mr. Reynolds to continue Public Hearing #17-25 to the Zoning Board of Appeals Meeting on November 6, 2017 at 7:00 p.m. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

**General Business**

A meeting was scheduled for December 5, 2017 at 7:00pm.

**MOTION was made by Mr. Reynolds to elect Mr. Thomas R. Noel as Chairman of the Zoning Board of Appeals to another term. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES**

**Adjournment**

**MOTION was made by Mr. Reynolds to adjourn at 7:42 p.m. Second by Mr. Wasiak. Vote: Unanimous. MOTION CARRIES.**

Respectfully Submitted by: Kayleigh Correia, Recording Secretary

Minutes Approved by Committee on: March 6, 2018.

  
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Thomas R. Noel  
Chair, Norton Zoning Board of Appeals