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Zoning Board of Appeals Meeting Minutes November 6, 2017

7:00 P.M. Call to Order

The November 6, 2017 meeting of the Zoning Board of Appeals was held in the Board of Selectman Meeting Room and was called to order at 7:07 p.m. by Mr. Thomas R. Noel, Chairman. Member(s) present: Mr. Frank W. Reynolds. Not in attendance were Mr. Nitin Choksi and Mr. Lukasz Wasiak. Mr. Jim Tenore, appointed by the Board of Selectman on November 2, 2017, had not yet taken the oath of office but was in attendance as an observer.

Mr. Noel began by acknowledging the unexpected passing of Mr. Butch Rich. Mr. Rich served the town for decades and his service on the Zoning Board was just his latest endeavor on behalf of the town. The Board recognized Butch as a colleague and friend who had vast knowledge of Norton and its citizens and always had the best interests of the Town at heart. He will be missed.

Mr. Noel took agenda items out of order due to the absence of a quorum.

General Business - 274 East Main Street Apartments & 40B

Mr. David Eastridge, Associate Partner at Thorndike Development, and Mr. Gilmore, Director of Construction at Campanelli, appeared before the Board. Mr. Eastridge reports they have received written sign-offs for completed work and requested releases of three bonds.

Mr. Keith Silver, Superintendent of the Town of Norton Highway Department, has written a letter stating the top coat has been completed and the off-site road work in East Main, White and Newland Streets is complete and appears consistent with the original design. Mr. Eastridge is requesting a release of this bond in the amount of \$165,186.

MOTION was made by Mr. Reynolds to release the bond for on-site "Phase 1 Top Coat" in the amount of \$165,186. Seconded by Mr. Noel. Vote: Unanimous. No opposition from attendees.

Mr. Bernie Marshall, Superintendent of the Town of Norton Water and Sewer Department, has written a letter stating the as-built plans from Kelly Engineering Group, Inc. and the utilities have been installed substantially according to the design plans.

MOTION was made by Mr. Reynolds to release the bond for off-site water, off-site sewer and road reconstruction "Site Improvement" per Mr. Marshall's letter in the amount of \$400,000. Seconded by Mr. Noel. Vote: Unanimous. No opposition from attendees.

The Board reviewed a memorandum from Mr. Scott Ridder, Beta Group, Inc., outlining findings concerning landscaping from a site walk on July 12, 2017. The Board raised concerns about the number of

missing plants and the date of the memorandum. Mr. Noel requested a representative from Beta speak to the Board after performing another site visit.

MOTION was made by Mr. Reynolds to ask Mr. Eastridge to work with Ms. Tabitha Harkin, Town Planner, to be in touch between the permit holder and Beta Group, Inc. for further peer review at 274 East Main Street and brief attendance at the December 5, 2017 meeting. If there is insufficient peer review funds, we ask the permit holder to fund this request. Seconded by Mr. Noel. Vote: Unanimous

The Committee scheduled a further Zoning Board meeting for Tuesday, January 9th at 7:00 p.m.

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

At this point (7:53 p.m.), we began this agenda item.

MOTION was made by Mr. Reynolds to move this from the table. Seconded by Mr. Noel. Vote: Unanimous.

There was no one in attendance for this public hearing. Mr. Noel proposed November 28th at 7:00 p.m. for the next meeting for the sole purpose of considering this matter at that time. The extension from the Applicant expires prior to the planned December meeting. If this needs to be scheduled for the December meeting or a later date, a further extension will be necessary.

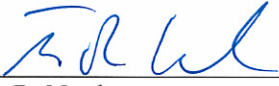
MOTION was made by Mr. Reynolds to take this matter up for consideration on November 28, 2017 at 7:00 p.m. Seconded by Mr. Noel. Vote: Unanimous

Adjournment

MOTION was made by Mr. Reynolds to adjourn at 8:04 p.m. Second by Mr. Noel. Vote: Unanimous.

Respectfully Submitted by: Kayleigh Correia, Recording Secretary

Minutes Approved by Committee on: March 6, 2018



Thomas R. Noel
Chair, Norton Zoning Board of Appeals