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Zoning Board of Appeals Meeting Minutes December 5, 2017

7:00 P.M. Call to Order

The December 5, 2017 meeting of the Zoning Board of Appeals was held in the Second Floor Meeting Room and was called to order at 7:02 p.m. by Mr. Thomas R. Noel, Chairman. Member(s) present: Mr. Lukasz Wasiak and Mr. Jim Tenore. Not in attendance were Mr. Nitin Choksi and Mr. Frank W. Reynolds.

Mr. Noel began the meeting by stating Mr. Reynolds is ill and unable to be in attendance. Mr. Tenore is the third voting member along with Mr. Noel and Mr. Wasiak, who was running late. Mr. Noel advised the agenda may be done out of order due to the need of a quorum. He then stated the meeting will re-convene 7:05 p.m. to take agenda item 2.

General Business – 274 East Main Street Apartments & 40B

Mr. Noel stated the Board would not be doing anything substantive due to the fact Mr. Reynolds is not in attendance. Mr. Noel gave a brief background. In regard to the landscaping bond, there was communication with Mr. Eastridge on November 27, 2017 to which Mr. Noel responded with questions. This communication was provided and offered to any person at the meeting. The developer's request to release the bond is dated from October. Since it is outdated, the Board asked BETA to revisit the site and report on changes made to the site since the first letter was submitted outlining the site inspection. BETA was asked to report to the Board at a later meeting. Mr. Eastridge and BETA advised there would be no value in visiting the property for a second time but would attend this meeting.

The Board concurred they had asked BETA and Mr. Eastridge to visit the site and report changes. Mr. Noel stated he is inclined to ask Mr. Eastridge to make a visit to the site, despite his opinion, to which Mr. Wasiak agreed. Mr. Noel will inform Mr. Eastridge to have BETA re-visit the property for clarification on changes made to the property. The assumption from Mr. Noel is they will be in attendance at the January 9, 2018 meeting.

Mr. Segal inquired what the amount of the bond for landscaping. Mr. Noel responded it is in the amount of \$727,820. The paving is a separate bond, specifically, a top coat bond. Mr. Noel will email the July letter summarizing this information to Mr. Segal on December 6, 2017. The correspondence dated December 4, 2017 will be addressed at the January 9, 2017 meeting at 7:00 p.m.

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

Mr. Noel stated the Board received a letter and an email from Attorney Vetstein requesting an extension for an additional sixty days, bringing the expiration date to March 1, 2018. His client, Mr. Gary Nutter, was unable to attend.

MOTION was made by Mr. Noel to accept the extension request and to continue the matter to a

future meeting at 7:16 p.m. Seconded by Mr. Wasiak Vote: Unanimous MOTION CARRIES

Public Hearing – Variance & Section 6 Finding - #18-03 21 Juniper Road

At this point (7:18pm), agenda item one was taken up. Mr. Christopher Retos, NPES construction, and Ms. Cheryl Flynn, owner of the property, were in attendance. Mr. Retos will be undertaking the work on the proposed addition. He gave a description of the applicant's request. Currently, the owner's daughter lives in the single-family home. In order to better accommodate her disability, the applicant is requesting approval to build a 12 x 15 addition to the existing home. The proposed addition would not impact the setbacks and would remain a single bedroom home.

At this point (7:21pm), Mr. Noel called a five-minute break to call Mr. Tenore.

Mr. Noel re-convened the meeting at 7:23pm. Mr. Tenore will be unable to attend the meeting, which results in no quorum and no action can be taken. This hearing will be continued to the January 9, 2018 meeting at 7:05 p.m.

MOTION was made by Mr. Noel to continue this item until January 9, 2018 at 7:05 p.m. Seconded by Mr. Wasiak Vote: Unanimous MOTION CARRIES

Mr. Wasiak stated there are differences in the submitted floor plans. Mr. Noel will email Mr. Retos to clarify the differences.

General Business

A. Bills and Warrants

There was one bill to approve for the BETA group in the amount of \$1,340.37 for work done in summer 2017.

MOTION was made by Mr. Noel to approve the invoice for BETA in the amount of \$1,340.37. Seconded by Mr. Wasiak Vote: Unanimous MOTION CARRIES

B. Future Meeting Dates

The Board agreed to set February 6, 2018 as a meeting date.

Adjournment

MOTION was made by Mr. Noel to adjourn at 7:33 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



Thomas R. Noel
Chair, Norton Zoning Board of Appeals