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**Zoning Board of Appeals
Meeting Minutes
February 6, 2019**

The February 6, 2019 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. Members present: Mr. Jim Tenore, Mr. Lukasz Wasiak, Mr. Allen Bouley and Mr. David Wrenn. Also in attendance was, Paul DiGiuseppe, Director of Planning and Economic Development and Chris Carmichael, Building Inspector. Mrs. Amy Kwesell, Town Counsel, was also in attendance.

Public Hearing – Appeal of Building Inspector’s Decision, 242 Mansfield Avenue Case #18-12

Motion to take from the table and continue made by Mr. Tenor, second by Mr. Wasiak. The applicant, Steven Bankert, and his attorney, Joseph Keller, in attendance. Mr. Noel summarizes the purpose of the application then asks Mr. Kwesell for her legal opinion.

Ms. Kwesell advises that the parking permit at issue expired and would have expired on its own terms on September 30, 2018, rendering the matter moot. There is nothing on appeal that the Board could address. Moreover, the appeal was signed and submitted by Mr. Bankert, not the record owner of the property.

Motion to close hearing by Mr. Tenor, second by Mr. Wasiak. Vote: Unanimous

MOTION CARRIES

MOTION was made by Mr. Tenore to deny the application based on procedural grounds as the matter is moot. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES

Public Hearing – Appeal, 21 Samoset Street Case # 18-17

The applicant, Mr. Dana Junior, was present at hearing along with his Counsel Mr. James F Creed.

Motion to take from the table and continue made by Mr. Tenore, second by Mr. Wasiak. Mr. Noel reviews previous comments about purchase attempt history and that Mr. Junior chose to back out of purchase. Mr. Junior confirms and shares his reasoning for this choice. He also notes that he has spoken with Mr. Kimball, the Board of Selectmen Chairman, and was informed there is no date set for auction of this property, as of now.

Mr. Junior shares the revised plan for the proposed house titled “Proposed Plot Plan for 21 Samoset Street, Norton, Massachusetts.” Mr. Creed addresses that vital access is on Samoset

Street and Frontage is on Bignell as well as the requirement for constructed frontage. After reviewing the current conditions of Bignell Street, Ms. Kwesell stated Bignell Street would not qualify as constructed frontage. Members discuss requirement that the frontage be on Samoset Street which does not have the minimum 50-foot frontage per Section 175-6.3, and that Bignell Street is not constructed. Following discussion, the applicant requests the withdrawal of the application.

Motion to accept withdrawal made by Mr. Tenor, Second by Mr. Wasiak. All in favor.

MOTION CARRIES

GENERAL BUSINESS

Meeting Minutes

Motion to approve January 9, 2019 meeting minutes by Mr. Tenore, Second by Mr. Wasiak. All in favor. MOTION CARRIES

Bills

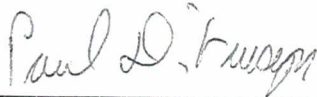
Motion to approve by Mr. Tenor, Second by Mr. Wasiak. All in favor. MOTION CARRIES

Adjournment

**MOTION was made by Mr. Tenore to adjourn at 8:05pm. Second by Mr. Wasiak.
Vote: (3-0) All in favor. MOTION CARRIES**

Minutes contemporaneously typed by: Nicole Salvo, Administrative Assistant for the Planning and Zoning Board of Appeals.

Respectfully Submitted,



Paul DiGiuseppe
Director of Planning and Economic Development

Approved by Committee on: 3/7, 2019