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**Zoning Board of Appeals
Meeting Minutes
April 24, 2019**

The April 24, 2019 meeting of the Zoning Board of Appeals was called to order in the Second Floor Meeting Room at 7:03 p.m. by Mr. Thomas R. Noel, Board Chair. Members present: Mr. Jim Tenore, Mr. Allen Bouley, Mr. Lukasz Wasiak and Mr. David Wrenn. Mr. Noel names Mr. Tenore and Mr. Wasiak as voting members. Also, in attendance were Amy Kwesell, Town Counselor, Paul DiGiuseppe, Director of Planning and Economic Development and Chris Carmichael, Building Commissioner.

Public Hearing – Appeal of Building Inspector’s Decision, 131 Taunton Ave, #19-09

MOTION was made by Mr. Tenore to re-open and continue the hearing. Seconded by Mr. Wasiak. Vote: Unanimous MOTION CARRIES

Mr. Carmichael reviews changes and updates they saw at the site visit. No new plans have been submitted since the last hearing. Attorney Matthew Costa, appearing for Applicant, addresses observed materials still on the site and why they are there. He also confirms his client will apply for the necessary building permits for current structures on the property.

Town Counsel suggests the Board of Health needs to be notified as trailers are considered structures, and the Board needs proof for the Agricultural use of the property as its main use. Mr. Noel asks whether the size of the building relates to the amount of farming being done. Counsel comments re standards for becoming 61A compliant. Photos of the site are reviewed.

Discussion continues. Board requests the proper permits be pulled by the next meeting and clear dimensional drawings be submitted prior to the meeting. Applicant agrees to May 29.

Motion to continue to the May 29, 2019 meeting made by Mr. Tenore, Second by Mr. Wasiak. All in Favor. MOTION PASSES.

Public Hearing – Variance, #19-10, 124 Bay Road

Attorney Ben Dowling, appearing for Applicant, describes the proposed project. Board voices concerns and questions:

- Order of permitting
- “Walls” for better coverage and connection

- Consider percentage of the connecting wall to be a covered, solid surface
- Requiring that only top floor of secondary building constitute livable space

Motion to allow connection of structures, via a covered structure, with at least 50% wall coverage in the front to compliment the current dwellings façade; to be enforced and reviewed by the Building Commissioner; and all approvals and permits must be recorded at the Registry of Deeds; made by Mr. Tenore, Second by Mr. Wasiak. All in Favor. MOTION, with conditions recited, PASSES.

Public Hearing-Section 6, 46 Evergreen Road, #19-11

Mr. Jeremiah Hennessey reviews his application and plans for the Board. No abutters present to speak for or against the project. Building Commissioner does not object. Board discussion ensues.

Motion to approve made by Mr. Tenore, Second by Mr. Wasiak. All in favor. MOTION PASSES.

GENERAL BUSINESS

Future meeting: May 29 & June 26.

Meeting Minutes

March 27 meeting minutes reviewed by members. **Motion by Mr. Tenore to approve March 27th meeting minutes, Second by Mr. Wasiak. All in favor.**

Bills

Invoice reviewed by Board. **Motion by Mr. Tenore to approve, Second by Mr. Wasiak. All in favor.**

Adjournment - MOTION by Mr. Tenore to adjourn at 9:42pm. Second by Mr. Wasiak. Vote: All in favor.

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

Respectfully Submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals

Approved by Committee on: June 26, 2019