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**Zoning Board of Appeals
Meeting Minutes
June 26, 2019**

The June 26, 2019 meeting of the Zoning Board of Appeals was held in the Board of Selectmen's Meeting Room and was called to order at 7:04 p.m. by Mr. Thomas R. Noel, Chair. Members present: Mr. Jim Tenore, Mr. Allen Bouley, Mr. Lukasz Wasiak and Mr. David Wrenn. Also, in attendance was Paul DiGiuseppe, Planning Director and Town Counsel Alex Weisheit.

Public Hearing- Variance 19-17: 34 Elm Street

Ed Levine, applicant, and Mohammad Farid, owner, presented the application. The applicant is seeking storage for 13 vehicles owned by Mr. Farid. The garage would not be used to store other people's cars including cars from his brother's car dealership. Only electricity for lights would be requested and no other infrastructure such as water. The property has a carriage house which is a pre-existing nonconforming use and which Mr. Farid rents.

An abutter, Amanda Drobnis, raised concerns about the size of the structure, that the proposed use could change as well as the location of the garage. Another abutter, Jim Anderson, was not opposed to the garage.

Mr. Wasiak recommended the size of the garage be reduced to under 2,500 sf. and less than 10 cars as he believed exceeding these thresholds might trigger a site plan review. The Board asked the applicant to give an engineer stamped plan to the Building Commissioner.

Motion to continue to the July 31, 2019 hearing at 7:00 pm, Made by Mr. Wasiak, 2nd by Mr. Wrenn. All in favor.

Continuance- 19-09: 131 Taunton Avenue

Mr. Noel announces that Mr. Wasiak and Mr. Tenore are voting members for this item.

William Brandon, Applicant and Mathew Costa, Attorney, present.

The applicant shows photos of the farm's progress and discusses how he is making progress toward becoming a farm. They state the Conservation Commission granted an extension to the Order of Conditions and must monitor replication areas. Mr. Brandon states the trucks on site are only used for farming purposes. The Board reads Building Commissioner Carmichael's June 18, 2019 letter regarding use of trucks only for agricultural purposes but he had not received recent information. The applicant states this information was provided to Mr. Carmichael after his letter was submitted.

The Board agrees to conduct a site visit on July 8, 2019 at 6:30 pm.

Motion to continue to the July 31, 2019 hearing, Made by Mr. Tenore, 2nd by Mr. Wasiak. All in favor.

Public Hearing- Variance 19-15: 122 West Hodges Street

Attorney Michael Dolan present and reviews the changes between the 2017 original decision and the draft decision submitted to the Board. The primary difference is 3 feet in height and setbacks. The resume of the engineer was provided.

Motion to close the public hearing made by Mr. Wrenn, Second by Mr. Wasiak. All if favor. Motion passes.

Motion to approve American Tower Corporation and T-Mobile, Northeast, LLC application under the Federal Telecommunications Act of 1996 made by Mr. Wrenn, Second by Mr. Wasiak. All if favor. Motion passes.

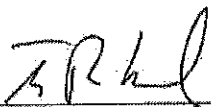
Discussion-Norton Village Center Plan

Mr. DiGiuseppe presented the findings of the Norton Village Center Plan and discussed needed actions to implement the plan.

Motion to adjourn at 9:59 made by Mr. Wrenn Second by Mr. Wasiak. All in favor. Motion passes.

Minutes by: Paul DiGiuseppe, Director of Planning and Economic Development.

Respectfully Submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals

Approved by Committee on July 31, 2019