



RECEIVED
NORTON TOWN CLERK
2020 FEB 27 A 9:53

**Town of Norton
Zoning Board of Appeals
Minutes of Meeting Held On
January 22, 2020**

The January 22, 2020 meeting of the Zoning Board of Appeals was held in the Board of Selectmen's Meeting Room and was called to order at 7:00 p.m. by Mr. Tom Noel, Chairman. Members present: Mr. Jim Tenore, Mr. David Wrenn, and Mr. Allen Bouley (alternate). Also in attendance was Paul DiGiuseppe, Director of Planning and Economic Development and Mr. Chris Carmichael, Building Commissioner.

The Chair exercised his discretion and announced that the Board would consider the first item on the agenda, 33 S. Worcester Street, later in meeting

PUBLIC HEARING – Variance

ZBA File No. 20-04

Property Address: 250 Mansfield Ave. # 29

Applicant/Owner: Norton Estates Co-Op Cooperation

Motion to take from the table made by Mr. Wrenn, second Mr. Bouley. All in favor.

Mr. Noel asks the applicant if they have any new materials regarding an engineered plan showing the lot measurements. Applicant states she did not understand the need to do so. The Building Commissioner confirms we do not have acceptable, engineered plans. Ms. Blake notes this is all new to the Park as they have always made changes so long as they remained on the slab designated for each "lot". Mr. Carmichael retrieves a sewer plan from his file, which shows more detail, and some measurements. Mr. Noel acknowledges that Ms. Blake has described the intended plans and what is there at the park now. However, he notes the ZBA requires a plan, stamped by an engineer licensed in Massachusetts, to show what currently exists on the site, with distances and current conditions indicated. Mr. Noel that current Town By-laws do not permit mobile home parks in any zone.

Applicant would like to have a meeting at the site. Discussion ensues but the Board does not feel this is necessary as they are familiar with the park and need proper plans anyway. With Applicant's consent, the matter will be continued again.

Motion to continue to February 26th meeting made by Mr. Bouley, Second Mr. Wrenn. All in favor.

PUBLIC HEARING – Variance

ZBA File No. 20-05

Property Address: 9 Toad Island Road

Applicant/Owner: Gary Teixeira

Mr. Teixeira present to speak on behalf of the application. Reviews the reason for the variance request – states that the contractor placed the structure in an off-center position. An employee from the Inspections department to do an as built inspection and noticed the error.

Abutter, Mr. Westgate 7 Toad Island Road, here to support, feels it was a simple mistake. Board discussion ensued. Board specifically notes the offset did not appear to be intentional as it did not accomplish anything.

Motion for finding under 175-1.5E made by Mr. Wrenn, Second Mr. Tenore. All in Favor.

Motion for front yard setback variance from 50' to 48.2', made by Mr. Wrenn, Second by Mr. Tenore. All in Favor.

PUBLIC HEARING – Variance

ZBA File No. 20-06

Property Address: 6 Barrows Street

Applicant/Owner: John Senna

Plan dated 1.14.2020 on record. Board asks if there will be more paving to access the addition.

Mark Kinumen, abutter at 8 Barrows Street, speaks in opposition, stating the proposed addition is too close to the lot line, and he feels the carport will further obstruct the view from his home, is not in character in the neighborhood, and would diminish his property value. Mr. Kinumen states there are already objects stored next to the garage that he would like removed.

Applicant plans to park truck under carport. Keeps two cars in current garage. Applicant states he plans to place decorative lattice on the side.

Board reviews 175.7-4. There is not a thick tree line in place. The requested variance is significant in percentage of side-yard set-back. The Building Inspector suggests the board could impose some screening to satisfy applicant and abutter. Abutter suggests a fence. Mr. Noel addresses applicant and abutter about attached and detached structures, urges the parties to discuss and attempt to come to some resolution as applicant has other options as of right, and suggests continuance, to which the parties agree.

Motion to continue to next meeting date, Feb. 26, made by Mr. Wrenn, second by Mr. Tenore. All in favor. Continued to February 26, 2020.

PUBLIC HEARING – Variance

ZBA File No. 20-01

Property Address: 133 South Worcester Street

Applicant/Owner: Roman Catholic Bishop of Fall River

Mr. DiGiuseppe reviews Applicant's request to continue the matter so Applicant may seek an ANR Endorsement from the Planning Board at its February meeting.

Town of Norton

Zoning Board of Appeals

Minutes of Meeting Held on January 22, 2020

Page 2 of 3

Discussion about what the possible ANR means for the board. Chairman, Mr. Noel suggests Town counsel be contacted with questions.

Motion to continue to February 26, made by Mr. Wrenn, Second Mr. Tenore. All in favor.

SURETY RELEASE

274 E. Main Street

Motion to take from the table for further consideration, made by Mr. Wrenn, Second Mr. Tenore. Motion passes.

Mr. DiGiuseppe describes the requested materials provided to the board regarding the history of the project and the holding of the remaining security. Mr. Noel supports the history recited based on his own file research. Mr. Tenore recalls voting to release a bond at a prior meeting; Mr. Noel explains that bond was for other issues.

Motion to release the remaining bond for \$15,000 made by Mr. Bouley, second by Mr. Wrenn. All in favor. Motion Passes.

Minutes

Minutes of December 11, 2019 meeting read by the members. **Motion to approve December 11, 2019 minutes, made by Mr. Bouley, Second Mr. Wrenn. All in favor.**

ZBL Discussion

Mr. Bouley, the Board's volunteer liaison, provides update on ZBL meetings held, and what is coming up next. Zoning Board would like to review and consider this at next meeting possibly to offer suggestions.

Adjournment

Motion to adjourn at 9:02 Made by Mr. Wrenn, Second Mr. Tenore. All in Favor.

Minutes contemporaneously typed by Ms. Courtney Salvo, Administrative Assistant for the Planning Board and Zoning Board of Appeals. Reviewed and edited by Mr. Noel.

Respectfully Submitted,



Thomas R. Noel
Chair, Norton Zoning Board of Appeals

Approved by Committee on: Feb. 26, 2020