

Town of Norfolk
Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056
 August 18, 2016

Zoning Board Members	Others
Michael Kulesza –Chairman ----- present	Amy Brady--Administrative Assistant --Present
Robert Luciano –Vice Chairman---present	
Mr. Wider – Clerk -----present	
Joseph Sebastiano –Full Member - present	
Donald Hanssen – Full Member – absent	
-Associate Member -	

The duly posted meeting of the Zoning Board of Appeals convened at 7:10 P.M. in Room 124 at the Norfolk Town Hall. Mr. Kulesza announced that this meeting was being audio and video recorded.

MINUTES:

The minutes of July 20, 2016, were reviewed. Mr. Wider noted that he would not have been the one to second the motion to adjourn, since he was acting as Chair. ***Mr. Wider made a motion to accept the minutes, as amended, for the Town of Norfolk Zoning Board of Appeals meeting of July 20, 2016; Mr. Hanssen seconded the motion; the vote on the motion was unanimous.***

PUBLIC HEARINGS:

6 Geneva Avenue – Special Permit: The Public Hearing convened at 7:15 P.M. on August 18, 2016. Mr. Wider read the Public Notice into record. Present were Louis Caccavaro, Jr., Attorney, and Marcio Rigeiro, owner of 6 Geneva, LLC. Mr. Caccavaro introduced himself and Mr. Rigeiro, and gave an overview of the plans. Mr. Kulesza noted a “bump-out” for a chimney on the plot plan that would violate the setback more than the existing structure, and noted that to accommodate that, a Variance submittal would be required. The applicant stated that he does not want to submit a variance request, and will work within the current setbacks. Mr. Caccavaro stated that the plan presented, entitled “Certified Plot Plan, located at 6 Geneva Avenue” dated March 7, 2016, prepared by Continental Land Survey, LLC, of Franklin, MA, and signed by Christopher C. Charlton, PLS, will be marked up with the “bump-out” removed, before the end of the hearing. Discussion ensued, noting that the garage will be on the right, with 2nd story living space; the property is on public water, and there is a septic system, which has been completed, and is in the front of house on the Geneva side the shed is being removed. The applicant would like to start right away. Mr. Kulesza opened the hearing to questions/comments from the audience; Mr. & Mrs. Tornabene, of 8 Ware Drive, and Mr. & Mrs. Masse of 10 Geneva Avenue, asked both general and specific questions as to how it will look when completed. It was stated that the foundation will be raised 16”; the garage will be where the patio currently is, so the driveway will make a turn. Mr. Wider confirmed that there is currently a full basement, and the foundation will be raised via poured concrete. Appendix B of the Application, Special Permit Criteria and Worksheet, was read into the record. Mr. Caccavaro updated and signed plan; the plan was also signed by Mr. Rigeiro and Mr. Wider.

Mr. Wider made a motion to close the public hearing at 7:30; Mr. Sebastiano seconded; the vote on the motion was unanimous. Mr. Kulesza informed the applicant that the case will be deliberated this evening.

84 Cleveland Street, Lakeland Farms, Comprehensive Permit – The Public Hearing reconvened at 7:42 P.M. Mr. Kulesza stated that the hearing will be continued until Monday 8/29/16 at 7:30 P.M. for landscape, architecture & historical, at the mutual agreement of all parties.

PREVIEW APPLICATIONS:

The Board reviewed pending applications for Special Permits at 2 Needham Street, and 31 Mirror Lake Avenue.

DELIBERATIONS:

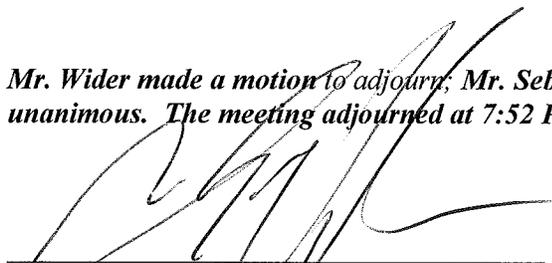
6 Geneva Avenue – Special Permit: The Board immediately convened into the deliberations for the Special Permit request for 6 Geneva Ave. The Board discussed the findings of fact and reviewed the criteria for the granting of Special Permits pursuant to section F.4.b. of the Norfolk Zoning Bylaws.

Mr. Wider made a motion to grant a Special Permit for 6 Geneva Ave., in accordance with Section 9 of MGL 40A, and Section F.4.b. of the Norfolk Zoning Bylaws to allow for the demolition and reconstruction of an existing, non-conforming single family residence, which does violate the setback, coverage and height requirements of E.1.b., but does not violate those requirements to a greater extent than the original structure. The structure is located at 6 Geneva Ave., Map 14, Block 53, Lot 64, in the R-1 zoning district. Mr. Sebastiano seconded the motion. The vote on the motion was as follows:

*Michael Kulesza ----- yes to grant
Robert Luciano ----- yes to grant
Christopher Wider ----- yes to grant
Joseph Sebastiano ----- yes to grant
Donald Hanssen ----- absent*

The vote on the motion to grant the special permit was 4 – 0 with one member absent. The deliberations and vote closed at 7:40 P.M.

Mr. Wider made a motion to adjourn; Mr. Sebastiano seconded the motion; the vote on the motion was unanimous. The meeting adjourned at 7:52 P.M.



Mr. Christopher Wider, Clerk

In accordance with the requirements of G.L. 30 § 22, approval of these minutes by the Board constitutes its certification of the date, time and place of the meeting, the members present and absent, the matters discussed, and the action taken by the Board with regard to those matters (if any). Any other information contained in these minutes is included for context only. Notes memorializing deliberation or discussion of any matter are in the summary form and may include inaccuracies or omissions. Where proof of the content of a statement is required, a tape recording or transcript should be consulted, if available.