



TOWN OF NORTON  
BOARD OF SELECTMEN  
MUNICIPAL CENTER,  
70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

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**Board of Selectmen  
Meeting Minutes  
September 5, 2019**

**I. Call to Order by Chairman**

The September 5, 2019 meeting of the Norton Board of Selectmen was held in the Board of Selectmen's Meeting Room and was called to order at 7:00 P.M., by Mr. Bradford K. Bramwell, Chairman. Member(s) present: Mr. Michael Flaherty and Ms. Mary Steele. Also in attendance: Michael D. Yunits, Town Manager. Ms. Renee Deley arrived at 7:01 P.M. and Mr. John Conway arrived at 7:25 P.M.

**II. Appointments/Resignations/Retirements**

a. Appointment of Charlene Fisk as a Part-Time IT/Computer Specialist.

**MOTION was made by Mr. Flaherty to appoint Charlene Fisk as a Part-Time IT/Computer Specialist. Seconded by Ms. Steele. Vote: 3 – Yes; 1 – No (Deley). MOTION CARRIES.**

During the discussion, Ms. Deley asked if this position would be replacing the eight hour per week contract that currently exists for IT. Mr. Yunits answered no and explained that this would be in addition. The Town Manager explained Ms. Fisk's qualifications and that she has not only acted as the Communications Director, but also the IT Specialist. She would do work on the phone service, processing the bills for the phones and cable, work on anything computer related, and ordering any equipment that is needed by departments as she did before. Mr. Yunits explained that currently, the Town has been paying the secretary in the Fire Department overtime to handle all of the billing, but now that would come back to Ms. Fisk. Ms. Deley asked if the Town has looked further into sharing IT with the School Department. Mr. Yunits replied that he would need to discuss this more with Dr. Baeta, but this has been discussed previously with the School Department and the Town was told that the ITs for the schools are too busy to assist. Ms. Deley asked for further clarification as to the IT Specialist responsibilities, which Mr. Yunits clarified it would involve resolving any computer technical issues for employees in the building, issues that arise with the Town website, and Red Alert. Ms. Deley asked if she has any experience with cyber security and server outages, which Mr. Yunits confirmed she does and that she has been doing this line of work for the Town for decades.

b. Appointment of Diane Bosh as the Part-Time Secretary in the Town Clerk's Office.

**MOTION was made by Mr. Flaherty to appoint Diane Bosh as the Part-Time Secretary in the Town Clerk's Office. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.**

During the discussion, Ms. Deley asked if this was a new position being added. Lucia Longhurst, the Town Clerk, explained that this was an existing position that had been vacant for about six months now and that she was waiting to fill the position until the fall when things would be getting busier in her office.

c. Appointment of Shawn R. Simmons, Fire Chief, as Director of Norton Emergency Management Agency.

**MOTION was made by Mr. Flaherty to appoint Shawn R. Simmons, Fire Chief, as Director of Norton Emergency Management Agency. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.**

III. **Licenses and Permits**

1. Request of Joseph A. Costa, Adjutant of Disabled American Veterans for a permit for the annual Forget-Me-Not Drive to be held on Thursday, October 3, Friday, October 4, Saturday, October 5, and Sunday, October 6, 2019 at Roche Bros. Supermarket, 175 Mansfield Avenue, Norton, MA 02766.

**MOTION was made by Mr. Flaherty to approve the request of Joseph A. Costa, Adjutant of Disabled American Veterans for a permit for annual Forget-Me-Not Drive to be held on Thursday, October 3, Friday, October 4, Saturday, October 5, and Sunday, October 6, 2019 at Roche Bros. Supermarket, 175 Mansfield Avenue, Norton, MA 02766. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.**

IV. **Announcements**

There were no announcements to discuss.

V. **Business**

A. **New Business**

*i. Update on Wreaths Across America.*

Ms. Estelle Flett, Veterans' Services Director, provided an update on the program. She stated that the program is about thirty percent of their goal and she is expecting more donations. She added that she has had conversations with Gold's Gym about having a spin class fundraiser for the program. Ms. Flett informed the Selectmen that she will also be getting in touch with Norton Media to get the word out to people in the community. She further explained that by October she will have more solid numbers especially in regards to funds that were promised come in. Ms. Flett reminded everyone that Saturday, December 14<sup>th</sup> at noon will be the ceremony at the Common Cemetery. At this time, the Veterans' Services Director recognized Carl and Betty Petro for their volunteer work cleaning cemetery stones and the government foot markers. Ms. Flett also acknowledged the twenty-one Wheaton athletes that came over and helped a lot with the edging around the graves. These Wheaton athletes will also be helping with cleaning at the Common Cemetery in October. Lastly, she mentioned that there is also a gentleman as part of the Senior Tax Work-Off program who is helping with the cemeteries.

Ms. Flett advised that this fundraiser is about honoring, remembering, and teaching. The goal is to have all cities and towns do this same ceremony on December 14<sup>th</sup> at the same time and every year to follow. It is about honoring for the sacrifices and remembering; it is believed that if you stop saying their name they are forgotten. So, when wreath placed on grave their name is stated out loud. She informed everyone that it is \$15 per wreath and for every two purchased you get one free. Donations can be sent to Veterans' Office or you can go online to the Facebook page and click the donation button. Those who wish to donate can also go to the Wreaths Across America website as well.

*ii. 7:15 P.M. – Public hearing on the application of David Pateuk d/b/a Chico LLC for a license to be utilized by Kerivan-Lane, Inc. of 30 Charles Street, Needham, MA 02494 for aboveground storage of fuel as required per Massachusetts Fire Code (527 CMR, 1.00 as amended) for fuel storage greater than 10,000 gallons, at the property located at 184 South Washington Street*

Mr. Christopher Lane, President of Kerivan-Lane, came before the Selectmen to thank the Town for their assistance and explained that this site would be used as a distribution facility that would not be open to the public. He explained that as far as safety goes, Kerivan-Lane runs a safety school in Needham. All employees are trained, front and rear cameras will be on all of their vehicles within the next month, their employees are drug tested, and they do thorough background checks on all of their employees. Kerivan-Lane also likes to donate to diverse causes and hires professionals when needed. Lastly, he mentioned that the company has an A+ rating with the Better Business Bureau.

Mr. Richard Dorney, a seven-year member of the Finance Committee, a resident of Norton, and an employee of Kerivan-Lane came before the Selectmen to explain more about the product and why the company would like to expand its business to Norton. Mr. Matt Hiltz, President and owner of Hiltz Propane Systems, and Mr. Dan O'Driscoll, land surveyor, were also present for the presentation.

Mr. Hiltz showed that the location would be at the very rear of the property of 184 South Washington Street where there will be a 30,000 gallon tank installed. He pointed out that South Washington Street has three fire hydrants, one of which is at the entrance of the proposed site location. He explained that the other two tanks listed on the application would be stored there empty and would be filled by the 30,000 gallon tank for home deliveries. Mr. Hiltz informed the Selectmen that they worked with the Fire Chief, Shawn Simmons, on having a Fire Safety Analysis done as part of the process, which will be submitted to the State Fire Marshall for their review as well.

Mr. Bramwell asked how far away the closest resident is to the 30,000 gallon tank, which Mr. Hiltz answered was 300 feet. Mr. Bramwell pointed out that only a fifty-foot radius from the nearest residential dwelling/office is required according to the fire code (one hundred feet for a blast radius). Ms. Steele clarified that the building at the front of the property on 184 South Washington Street is not a residence. Mr. Dorney stated that was correct and the building is actually an office used by the landlord. Ms. Steele asked if they would be assured that none of the vehicles would be going south on South Washington Street and only going north on South Washington Street from the Route 495 ramp, which

Mr. Dorney confirmed. She also asked if they could be assured that trucks will not be idling at the property and that there will be signs saying to go left not right out of the driveway. Mr. Dorney showed the Selectmen that these signs were already prepared to be ordered subject to approval.

Mr. Flaherty asked how often these trucks would be entering and exiting the property. Mr. Lane stated that the delivering of propane to the 30,000 gallon tank would be about once a week and the vehicles to deliver would be twice a day per vehicle during the busy season, but on average about once a day per vehicle during the slower season. Mr. Dorney added that the maximum amount of propane that will be in the 30,000 gallon tank is 25,500 gallons because it is held in liquid form with a vapor space within the tank. Mr. Conway asked if there is leak detection on the tank. Mr. Hiltz said it is not common practice because they are so sensitive. Mr. Dorney said there is a monitoring system on the tank that is connected wirelessly to the computers at their office though so they can track the volume. Mr. Lane added that Mr. Patrick McClay, an employee of Kerivan-Lane, will be joining a fire fighter academy in New Hampshire so he can assist in a propane emergency with any fire fighter in the area and will be on a list of people certified as trained.

Ms. Steele asked that Deputy Chief Benton Keane and Chief Shawn Simmons provide their professional opinions. Deputy Chief Keane said that they will have to wait to hear back from the State, but so far they do not have any issues. He stated that once they do hear back from the State, the Fire Department can then make the determination of the applicant being allowed to put fuel in the tank.

Mr. Conway asked for the Building Commissioner's input. Mr. Christopher Carmichael, the Building Commissioner, stated that he did not review the plans yet. Ms. Deley asked for Planning and Economic Development Director, Paul DiGiuseppe, to provide his input. He stated that at this time they did not have any formal submissions, but rather were confirming that the use is allowed in industrial zoning. Ms. Steele wanted to clarify that they are approving the application for the license so that the application could move on to the Inspections Department, Planning Department, and be finalized by the Fire Department, which Mr. Bramwell confirmed. Deputy Chief Keane added that the reason the applicant needs the Board of Selectmen's approval of the license is due to the size of the tank.

Ms. Deley asked about the number of incidences the company has had. Mr. Lane answered that they have had zero incidences in the twelve years they have been in the business of propane. Ms. Deley asked several questions regarding security and safety, one of which being making sure that there is more than one person on the site when filling the tanks and making deliveries in the forty-eight foot flatbed truck. Mr. Lane said that there will be security cameras there that will alert Kerivan-Lane and that the company would implement having at least two employees on site as part of their policy.

A resident of 186 South Washington Street, Larry Kostant, came before the Selectmen and the applicant to voice his concerns about having this type of business put in at this

location. Mr. Kostant stated that there is already a company on that property with many of trucks and machines there already, which creates a significant amount of traffic.

Mr. Carmichael explained that once the State returns the application and the Fire Department signs-off, it will then come back to the Building Department for a permit. So, if there are concerns, he could require a site-plan review as a contingency of issuing the permit specifically to address the turning radius protocol. Ms. Steele said if the Selectmen approve this license, they would want the Inspections Department and Planning Department addressing the concerns of the resident as conditions of the permit.

Mr. Dave Pateuk, owner of the property, addressed the neighbor's concern stating that he has tried putting a stop to the truck idling since day one. He added that he has signs that he plans to put up, such as no idling and only coming up through exit 9. Mr. Conway asked that Mr. Pateuk share his contact information with Mr. Kostant for when issues arise. Mr. Conway further stated that he would like Mr. Carmichael to have a site-plan done for the turn radius for the existing business and proposed business.

**Motion was made by Mr. Flaherty to close the hearing. Seconded by Ms. Steele. Vote: Ms. Deley – Yes; Ms. Steele – Yes; Mr. Conway – Yes; Mr. Flaherty – Yes; and Mr. Bramwell – Yes. MOTION CARRIES.**

**Motion was made by Ms. Steele to approve the application for the license. Seconded by Mr. Flaherty. Vote: Ms. Deley – Yes; Ms. Steele – Yes; Mr. Conway – Yes; Mr. Flaherty – Yes; and Mr. Bramwell – Yes. MOTION CARRIES.**

*For full presentation, see 20 minutes, 30 seconds into the video of the URL provided at the end of this document.)*

*iii. Presentation on Senior Tax Work-Off Abatement Program and Veterans' Tax Work-Off Abatement Program.*

Ms. Denise Ellis, Director of Assessing, and Ms. Estelle Flett, Veterans' Services Director, came before the Selectmen to explain their programs respectively. Ms. Ellis began her presentation by stating that the Senior Work-Off Program has been in effect since 2003 and since she has started working for the Town in 2016, they had never made any changes to it. She explained that currently the program allocates for about twenty spots at \$500 per person. Ms. Ellis suggested upping the amount to \$750 since all of these spots haven't been getting filled. She also pointed out that minimum wage has been going up and will continue to rise until 2023 up to \$15.00. She explained that applicants need to be at least sixty years old (or older) and that the current annual income criteria for a single person could be no more than \$45,000, which she would like to increase to \$47,000, and for a couple it is currently \$60,000, which she would also like to increase to \$62,000.

Mr. Conway suggested doing \$1,000 as the cap for the Senior Work-Off Abatement Program and \$2,000 for the Veteran's Tax Work-Off Abatement Program. Ms. Deley asked how Norton compared to other communities. Ms. Ellis said that at the last municipality she worked for, seniors could earn up to \$1,000. Ms. Flett said a lot of other

towns for the Veterans' Tax Work-Off Abatement Program have gone up to \$1,500 for the abatement and asked that the Board approve increasing the abatement up to \$1,500 for Norton. The Director of Veterans' Services explained that her program has ten spots, but only three had applied and worked the program. Ms. Flett stated that the income cap for a single individual is \$54,615 for FY20 and increases with each dependent. Ms. Steele clarified that for both programs, if an eligible candidate would like to participate in the program, but does not have the physical ability to do so that somebody can work for them, which Ms. Ellis and Ms. Flett confirmed.

Ms. Deley asked to approve this now with the contingency that Ms. Ellis and Ms. Flett look at other towns to see where Norton falls and if need be reconsider the increases. Mr. Bramwell agreed with the \$1,000 for the seniors and the 20 spots. Mr. Conway asked how to get this information out to the High School to get seniors to volunteer (as long as they are eighteen years old or older) on behalf of seniors/veterans. Ms. Ellis said they could e-mail them. Mr. Bramwell said as one of the liaisons for the schools, he would contact the guidance office about this.

**Motion was made by Mr. Flaherty to support the Veteran's Tax Work-Off Abatement Program and the Senior Tax Work-Off Abatement Program with the increases as proposed. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.**

*iv. Vote to Approve Bond and Note Issue to Mass. Clean Water Trust - \$5,289,438 CW-18-43.*

1. The Town shall issue a bond or bonds in an aggregate principal amount not to exceed \$5,700,000.00 (the "Bonds") pursuant to Chapters 29C and 44 of the General Laws and votes of the Town passed May 8, 2017, Article 8, which authorized a total borrowing of \$3,320,000 May 14, 2018, Article 8, which authorized total borrowing of \$880,000 and May 15, 2019, Article 13, which authorized a total borrowing of \$1,500,000 for the sewer project identified in such votes (the "Projects").

2. In anticipation of the issuance of the bonds, the Treasurer is authorized to issue an interim loan note or notes (the "Notes") from time to time in an aggregate principal amount not to exceed \$5,700,000.

3. That each bond or note shall be issued as a single registered security and sold to the Massachusetts Clean Water Trust (the "Trust") at a price determined pursuant to the financing agreement.

4. That the Treasurer is authorized to determine the date, the form, the maximum interest rate, and the principal maturities of each bond and note and to execute a financing agreement or agreements with the Trust with respect to the sale of the bonds and notes. Such date, form, and maturities and the specific interest rate or rates of the bonds and notes to be approved by a majority of the Board of Selectmen and the Treasurer and evidenced by their execution of the bonds or notes.

5. All action taken to date by the Town and its officers and agents to carry out the project and its financing, including the execution of any loan commitment or agreement by the Treasurer are hereby ratified, approved, and confirmed; and that

6. The Treasurer and the other appropriate town officials are hereby authorized to take any and all actions necessary or convenient to carry out the provisions of this vote including execution and delivery of the financing agreements and the project regulatory agreements relating to the project.

I further certify that the agenda for the meeting, a copy of which is attached hereto, was posted on the bulletin board of the Town at least twenty-four hours before the meeting in compliance with Section 7-8b of the Town Charter.

I further certify that the vote was adopted at a meeting open to the public, that no vote was taken by secret ballot, that notice stating the place, date, time, and agenda of the meeting, which agenda included the adoption of the above vote, was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the Office of the Town Clerk is located or if applicable in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03 2B at least 48 hours, not including Saturdays, Sundays, and legal holidays prior to the time of the meeting and remain so posted at the time of the meeting, that no deliberations or decisions in connection with the sale of the bonds or notes were taken in an executive session, and that the official record of the meeting was made available to the public promptly and remains available to the public all in accordance with General Law, Chapter 30A, Sections 18-25 as amended.

I further certify that the vote has not been amended, supplemented, or revoked and remains in effect on this date, dated September 5, 2019.

**Motion was made by Mr. Flaherty to approve the bond and note issues. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.**

*v. Referral to Planning for Zoning Articles.*

**Motion was made by Mr. Flaherty to forward Articles 21, 22, 23, 24, and 25 for the Fall Annual Town Meeting to the Planning Board for their review for a nonbinding vote of recommendation to report back to the Board of Selectmen. Seconded by Ms. Steele. Vote: Unanimous. MOTION CARRIES.**

*vi. Update from Water/Sewer Superintendent on Water/Sewer Plan.*

Mr. Bramwell explained that the Water/Sewer Superintendent was supposed to attend the Board of Selectmen's meeting, but was unable to make it and will be at the next meeting (on September 19<sup>th</sup>) instead.



**B. Old Business**

**1. Update on Reed & Barton Site.**

Mr. Chris Carmichael, Building Commissioner, provided a summary of the following updates:

- ESM has completed the interior abatement of Building K through the Town.
- ATC has completed the exterior abatement of Building K through DEP.
- Received administrative warrant from Bristol County Superior Court to enter the property and take any and all reasonable steps to make the building safe and to demolish any parts or whole of dilapidated structures therein.
- Submitted an Article for Fall Town meeting for funds to demolish building along Cross Street, for funding for CEC for next 6 months.
- Concerns have been raised if demo is to take place during the winter, costs will rise. The Building Commissioner hopes to have funds appropriated in October and demo to take place in November. Mr. Carmichael has asked counsel to address Town liability with EPS counsel so they can get in prior to their scheduled completion date in December.
- Recent site visits show there is still illegal entering and stealing of copper piping. Building is in further states of disrepair.

Mr. Conway clarified that the Article includes the demolition of the buildings along Cross Street and for CEC for the next six months, which Mr. Carmichael confirmed and further stated that it would be the buildings on Cross Street and Elm Street (the whole site). Mr. Conway asked if this would be the full \$1.2 million to demolish the buildings in this article. Mr. Carmichael answered that at this time he was just looking for \$500,000 to remove the imminent threat on Cross Street. The Building Commissioner explained that they will be applying for grants to further supplement for the assessment and the demolition for the rest of the site; if he doesn't get these grants, then he plans to get the remainder of the funding in the spring at town meeting. Mr. Conway asked what the value was on the LSP, which Mr. Carmichael answered is about \$30,000 for six months. Mr. Conway asked if this would require an RFP because the cost is over \$10,000. Mr. Yunits answered that this would not require an RFP because engineering does not have to go out to bid.

Mr. Paul DiGiuseppe, Director of Economic Planning and Development, stated that at the end of August they submitted an application to MassDevelopment for the Brownfield Grant, which is an assessment grant, for \$100,000. He explained that they expect to hear back on this in the next couple of months. Mr. DiGiuseppe explained that they also put in a proposal to Tufts University where as part of their first-year program, they do five field studies. He explained that they put in this proposal to see if they could provide renderings of what a future site could look like and possibly help determine some aspect of what type of uses could go there. Mr. DiGiuseppe stated that they will have a response from the university by the end of this month.



Ms. Deley and Mr. Conway asked how the Town is paying for the CEC if there are no funds left. Mr. DiGiuseppe and Mr. Carmichael stated they have been doing this pro bono. Mr. Bramwell added that CEC is gambling hoping that if the Town gets the Brownfield Grant of \$100,000 that they are hired and paid through the grant to do the work. Ms. Deley asked that Mr. Yunits double-check the status of the second grant application.

Mr. Yunits mentioned that Ms. Deley had asked to check with town counsel as to the use of the funds for CEC from the two town meeting articles for the Town Hall and Senior Center. He stated that he had heard back from town counsel and in their opinion, "such expenditure falls within the scope of the appropriation is consistent therewith."

## 2. Discussion and/or Vote to Authorize the Town Manager to Sign the solar Purchase Agreement with NextGrid Patriots, LLC.

Mr. Bramwell explained that this item would be tabled until the next meeting when the representative of NextGrid Patriots, LLC could attend the meeting.

## 3. Review of Host Community Agreement for Retail Marijuana Establishments with Town Counsel's Feedback.

Mr. Yunits informed the Selectmen that he had not heard back yet from town counsel, but he did however get the information from the Chief of Police as far as further overtime costs. One of the costs is "Advanced Roadside Impaired Driving Enforcement (ARIDE). He estimates that the cost for this program for twenty officers at sixteen hours each (or 320 hours) would be \$20,800. The overtime costs for the Drug Recognition Expert (DRE) would be 132 hours or \$8,580. So, in total roughly \$29,000. Mr. Conway asked if there is also a program cost on top of these fees, which Mr. Yunits said he would check with Chief Clark about. Ms. Deley asked that the Town Manager check if this is a one-time cost or reoccurring as continuing education costs that need to be factored into the budget. Ms. Deley thought the education/overtime costs were quite high to include as part of the Host Community Agreement. Mr. Conway disagreed where these businesses' projections for generated annual revenue is around \$20 million to \$25 million. Ms. Steele agreed with Mr. Conway and further emphasized that this is a small fee to pay for public safety. Ms. Deley asked the Town Manager to check with town counsel about the cost for police.

## 4. Discussion on Remote Participation.

Mr. Bramwell stated that he thought only one board was interested. Ms. Deley stated that so far, the Charter Commission and Parks and Recreation have expressed an interest in remote participation. Mr. Bramwell asked that there be a stipulation that any board in town can participate, but that they are also not obligated to do so and Ms. Steele agreed. Mr. Bramwell stated that he would like a policy put in and outlined with guidelines that would prevent board members from taking advantage of it as well. Mr. Flaherty expressed that if any motions were to be made tonight is that it is simply allowing for remote participation in town. He further expressed his support of remote participation for other boards, but that he is very much against it for the Board of Selectmen. Mr. Bramwell responded to Mr. Flaherty's concerns stating that he would like to have a policy written

and then upon review, edit, and revise as they would like it to read. Mr. Conway asked how they get to the next step of implementing this, and Mr. Bramwell instructed that each of the Selectmen e-mail the Town Manager, separately, what they would like to see as part of the remote participation guidelines to avoid violating open meeting law.

#### 5. Fall Annual Town Meeting Articles.

Mr. Bramwell explained that according to town counsel's e-mail, the Selectmen cannot reopen the warrant for the Fall Annual Town Meeting. However, as an alternate plan they can declare a Special Town Meeting within the Fall Annual Town Meeting. The Chairman explained the timeline of being able to hold the Special Town Meeting on October 21, 2019 in the Norton High School Auditorium at 7:30 P.M. within the Annual Town Meeting. He stated that Ms. Deley had requested previously to have the Board of Selectmen be changed to Select Board and change the Industrial Development Commission to the Economic Development Commission. Mr. Bramwell advised that the change of town elections to Saturdays could also be added as an article to the Special Town Meeting even though this wouldn't go into effect until the following year because it has to go to a ballot question.

Mr. Conway asked about the change of having the Water/Sewer Commission members being appointed versus elected. Mr. Yunits said this was more of a charter commission issue. Ms. Steele said with really no backup or information, she doesn't think it is a good idea to put this on the STM especially without the charter commission's opinion. Mr. Conway said he was fine with deferring the Water/Sewer Commission change until they put together a plan.

Mr. Bramwell asked that if the Selectmen have other articles or hear of other articles that are wanted on the Special Town Meeting warrant that they contact him to post an agenda on September 14<sup>th</sup> to meet on September 16<sup>th</sup> briefly to discuss the article and vote since articles are due by September 17<sup>th</sup> at 4:00 P.M.

**Motion was made by Mr. Flaherty to put the articles as discussed on the Special Town Meeting to be held on October 21, 2019 at 7:30 PM at the Norton High School Auditorium. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.**

**Motion was made by Mr. Flaherty to set the date of the Special Town Meeting on October 21, 2019 at the Norton High School Auditorium at 7:30 P.M. and to open the warrant today (September 5, 2019) and to close the warrant on September 17, 2019 at 4:00 P.M. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.**

#### C. Town Manager's Report

#### V. Selectmen's Report and Mail

Mr. Conway stated that the Permanent Building Committee is looking to do an RFP for a site assesment/real estate survey for the Town Hall//Senior Center. He stated that Ms. Dinah O'Brien, Chair of the Permanent Building Committee, would like that drafted and

ready to go for October 22<sup>nd</sup> so if it is approved on October 21<sup>st</sup>, they don't waste any time.

Mr. Conway added that the Town of Sharon has solar farms going over the parking lots at the schools with ROI paying off town hall in the next twenty years. Mr. Yunits informed Mr. Conway that the schools were talking about doing this previously, but he doesn't know where they are with that at this time. The Town Manager added that the Police Department is looking to have a canopy with solar panels put in their parking lot to do the same thing. Mr. Conway informed the Selectmen and Town Manager that Massachusetts State code is changing as of January 1, 2020; so, any new parking lots being built need electric car charging stations.

Ms. Deley referred to the e-mail from Dave Lennon about the condition of the property for Norton Kayak. Mr. Yunits said he spoke with the tenant of the house on this property and he said he was going to start today with the cleanup and everything would be done this week.

Mr. Conway referred back to the conversation about the handicap parking at the Town Common and asked for update. Mr. Yunits said the sign is up now, but he will talk to Mr. Carmichael to make sure this is all set.

VI. **Meeting Minutes**

There were no Minutes to approve.

VIII. **Warrants**

Report of Chairman, Bradford K. Bramwell, that the following Payroll and Invoice Warrants had had approved:

A. Invoice Warrant AP20-10, dated September 5, 2019, in the amount of \$549,422.35.

Mr. Bramwell mentioned that 25% of this warrant was school-related costs and about 20% were union dues that were collected.

IX. **Other Business**

There was no other business to discuss.

X. **Next Meeting's Agenda** – September 19, 2019

There will be a hearing at 7:15 P.M. on the application for a change of officers/directors/LLC managers, change of stock interest, and change of manager, for the Retail Package Goods Store License to Expose, Keep for Sale, and Sell Wines and Malt Beverages not to be drunk on the premises at 250 East Main Street, Norton, MA from NEHA Corp. d/b/a Quick Stop, Ramanbhati K. Patel, Manager to NEHA Corp. d/b/a Quick Stop, Ekta H. Patel, Manager.

XI. **Executive Session**

There was no need for an executive session.

XII. **Adjournment**

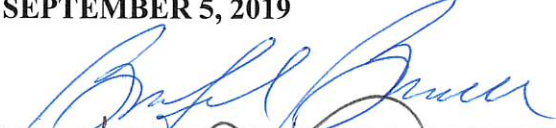
**MOTION was made by Mr. Flaherty to adjourn the Board of Selectmen meeting at 9:43 P.M. Seconded by Mr. Conway. Vote: Unanimous. MOTION CARRIES.**

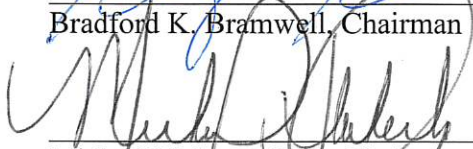
URL Link: <https://www.youtube.com/watch?v=d-KpzbGDihk>

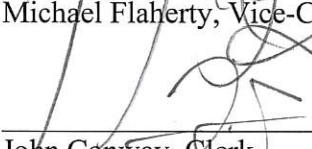
Respectfully Submitted by:

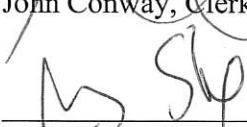
  
\_\_\_\_\_  
Jennifer Reid, Office Administrator

**BOARD OF SELECTMEN  
MINUTES OF MEETING  
SEPTEMBER 5, 2019**

  
\_\_\_\_\_  
Bradford K. Bramwell, Chairman

  
\_\_\_\_\_  
Michael Flaherty, Vice-Chairman

  
\_\_\_\_\_  
John Conway, Clerk

  
\_\_\_\_\_  
Mary T. Steele

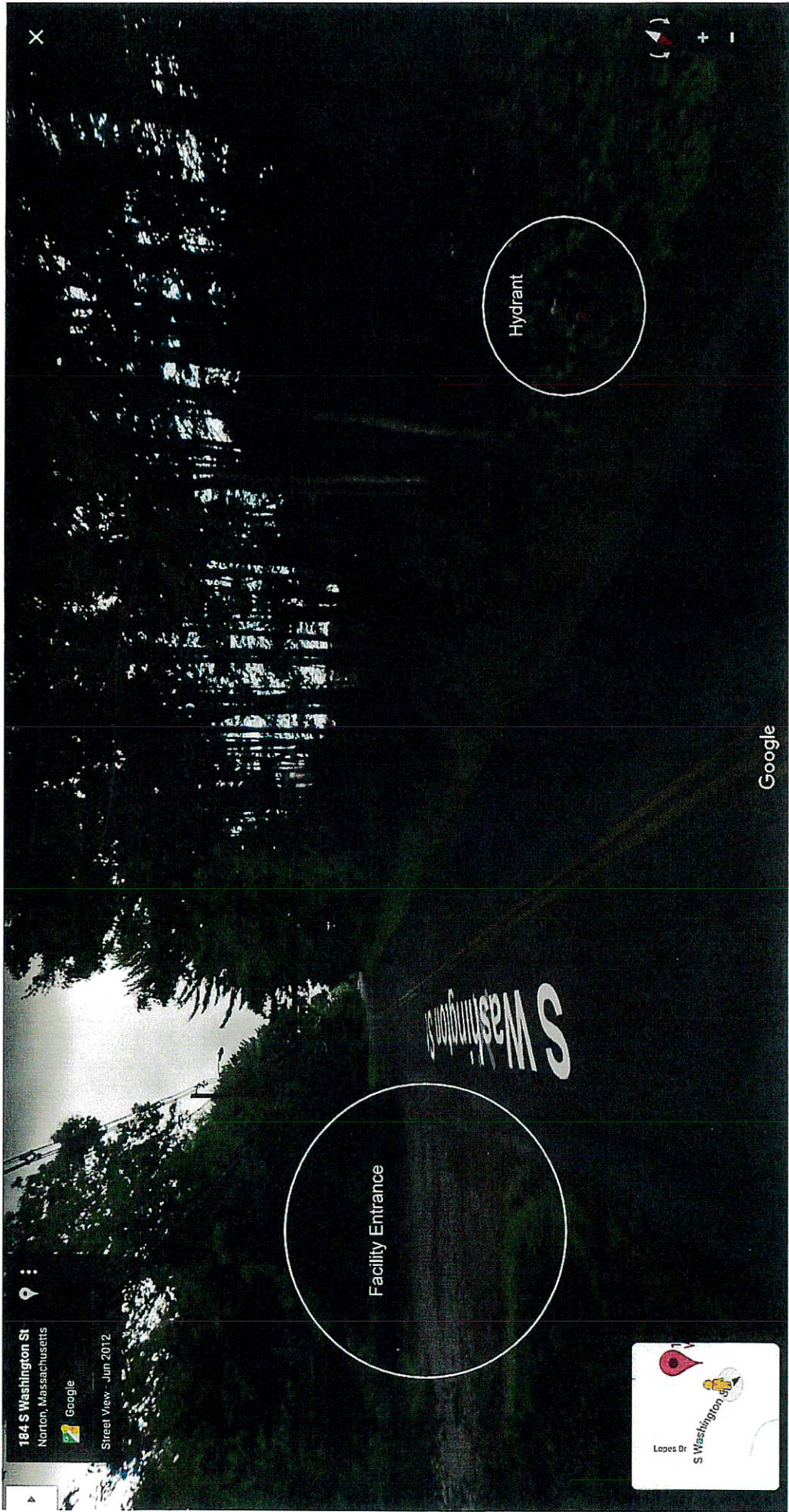
\_\_\_\_\_  
Renee Deley

Minutes Approved by Board on: December 30, 2019









184 S Washington St  
Norton, Massachusetts



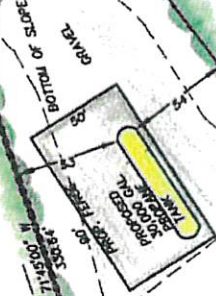
Street View - Jun 2012



Google

N 05°50'00" W  
21.08'

N/F STAG NORTON, LLC



PROPOANE TANK TO BE PLACED A MINIMUM  
OF 50 FEET FROM LOT LINES

LOT A  
2.28 ACRES

N/F PPI NORTON, LLC

REQUIRED  
17' TRUSS COMPACT

ZONING DIMENSIONAL SETBACK REQUIREMENTS  
INDUSTRIAL DISTRICT:

MINIMUM FRONT SETBACK=40'  
MINIMUM SIDE SETBACK=30'  
MINIMUM REAR SETBACK=40'

N/A LAWRENCE KONSTANT

SOUTH WASHINGTON STREET

N/F MICHAEL  
VERAGLIA

137.85'  
N 44°41'00" W

PREPARED FOR: KIRWAN-LANE  
RECORD OWNER: CHOD, LLC  
CDED REFERENCE: BOSTON COUNTY REGISTRY OF DEEDS  
BOOK 2500 PAGE 3  
PLAN REFERENCE: PLAN BOOK 88 PAGE 43  
ZONING DISTRICT: INDUSTRIAL (I)

I HEREBY CERTIFY THAT THE PROPERTY DOES NOT LIE WITHIN A  
FLOOD HAZARD ZONE.

PROFESSIONAL LAND SURVEYOR

DATE

CERTIFIED PLOT PLAN  
184 SOUTH WASHINGTON ST.  
NORTON, MASSACHUSETTS

SCALE: 1"=40' DATE: JUNE 18, 2019

O'DRISCOLL

LAND SURVEYING, Inc.

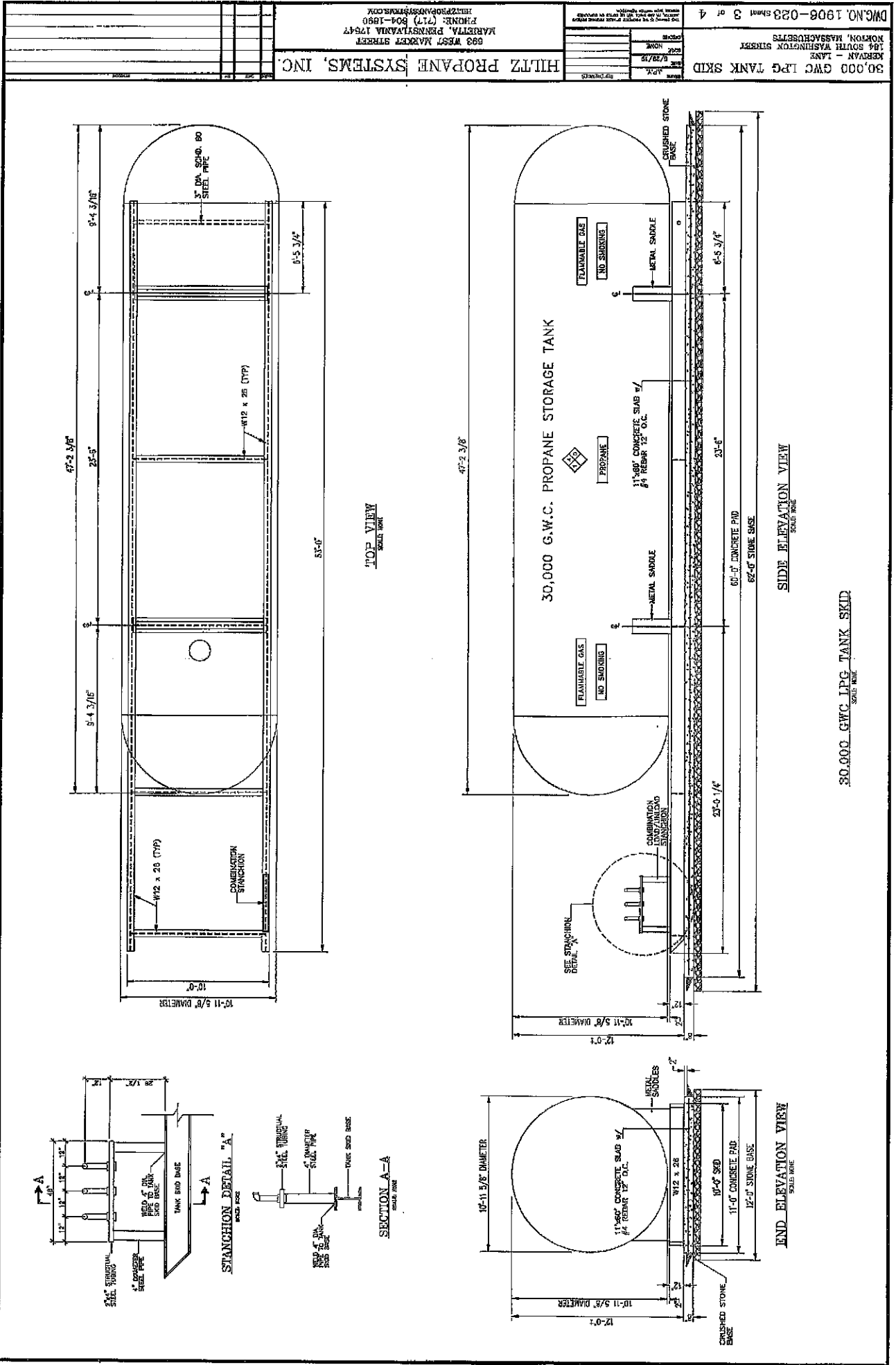
LAND SURVEYING GIS MAPPING LAND CONSULTING  
48 COTTAGE MEDWAY, MASSACHUSETTS 02055-533-3314

FILE NO. 20330

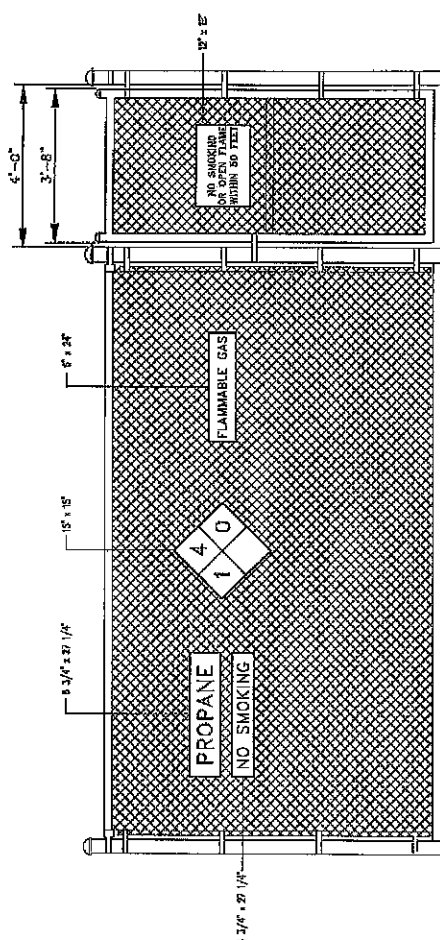




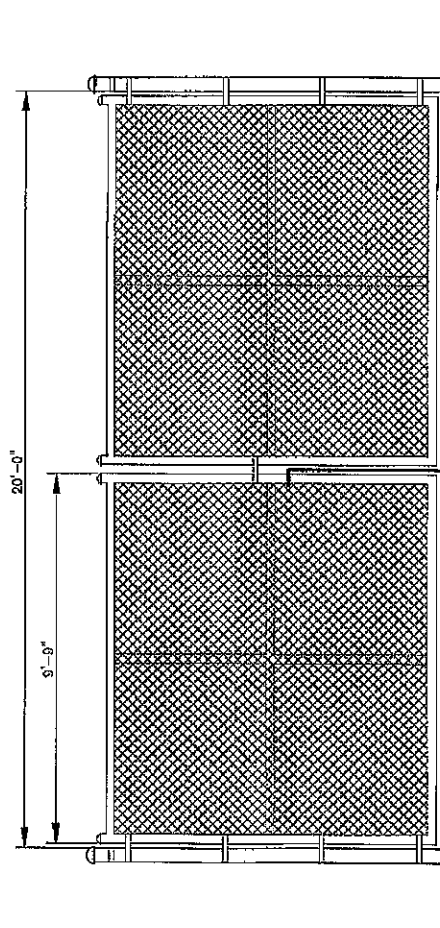




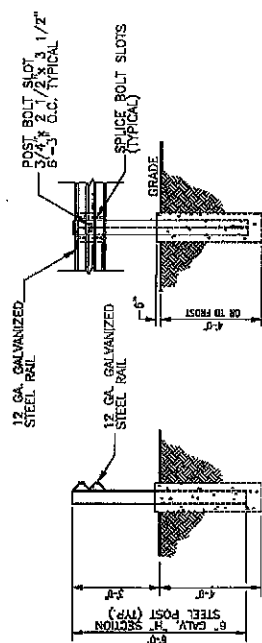




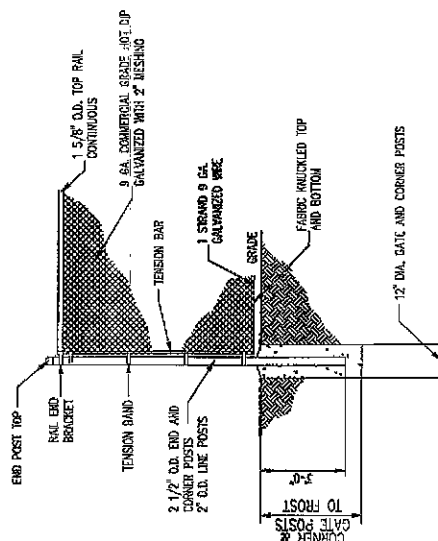
4' SWING GATE w/ TYP. METAL SIGNAGE ON FENCING



**20' DOUBLE-WIDE SWING GATE**



CROSS SECTION      FRONT ELEVATION



TYP. CHAIN LINK FENCING DETAIL

**FENCING NOTES:**

1. ALL FENCINGS TO BE SIX FEET HIGH.
2. ALL FENCINGS TO BE NINE GA. COMMERCIAL GRADE WITH 2" VINYL COATED GALVANIZED MESHING.
3. TOP RAIL TO BE 1 3/8" OUTSIDE DIAMETER.
4. LINE FENCE POSTS TO BE 2" OUTSIDE DIAMETER AND SPACED TEN FEET ON CENTER.
5. CORNER AND GATE FENCE POSTS TO BE 2 1/2" OUTSIDE DIAMETER.
6. SEVEN GA. TENSION WIRE TO BE INTERWEN ALONG THE BOTTOM OF ALL FENCING.
7. BRONZING SHALL BE ON EVERY CORNER AND EVERY GATE POST.
8. GATES SHALL BE INSTALLED AS SHOWN.
9. CORNER AND GATE POSTS TO BE SET IN 12" CONCRETE TO BELOW FROST.
10. LINE POSTS TO BE DRIVEN 3'-0" INTO GROUND.