



MINUTES

TOWN OF NORTON

RECEIVED
NORTON TOWN CLERK

2020 FEB 11 A 8:29

Town Clerk Date/ Time Stamp

Board/ Committee: Permanent Building Committee

Meeting Date: January 27, 2020 Time: 7:00 PM

Meeting Location: Council on Aging
55 West Main Street Norton, MA 02766

Members & Staff Present: Dinah O'Brien, Mark Gershman, James Slattery, Bob
Briscoe, Brian Bechet, Shen Cohen, Bonnie Yezukevich,
Jack Conway, Robert Medeiros, M. Yunits, M. Viveiros

Public:

The meeting was called to order at 7:00 PM and adjourned at 8:35 PM

Minutes from the January 13, 2020 were approved

Meeting Motions / Actions and Summary of Discussions:

A. Meeting Minutes

Committee voted to accept the minutes from the January 13, 2020 meeting.

B. Correspondence

B. Bechet's appointment letter to the Committee was received.

C. Town Hall and Community Center Projects

M. Viveiros from DBVW reviewed the matrix of identified parcels with the Committee with the goal of narrowing the list down to 6 sites (3 for each building) for further reviewed. During the parcel review the Committee voted "remove" or "keep" the parcel. See attached matrix and presentation slides. Summary of Committee's vote:

Parcel	Location	Vote
1	0 & 93 Reservoir Street	Remove
2	0 Reservoir Street	Keep
3	116 - 120 Mansfield Avenue	Keep
4	196 Mansfield Avenue	Remove
5	222 West Main Street	Remove
6	West Main Street	Remove

Parcel	Location	Vote
7	West Main Street	Remove
8	19 Freeman Street	Remove
9	West Main Street	Remove
10	77 & 79 West Main Street	Keep
11	East Main Street	Remove
12	140 West Main Street	Remove
13	215 - 223 West Main Street	Keep
14	75-1/2 East Main Street	Keep
15	78 East Main Street	Keep
16	154 Pine Street	Remove

The following additional properties were also discussed and removed from further consideration:

Parcel	Location	Vote
17	55 West Main Street	Remove
18	School Department (Yelle/HS)	Remove

Next steps of the Study are to overlay the building footprint(s) on the parcels, estimate the construction cost and develop a pros/cons list.

Next Meeting(s):

February 10, 2020 (Monday)	7:00 PM	Council on Aging 55 West Main Street Norton, MA 02766
March 5, 2020 (Thursday)	7:00 PM	Town Hall - Selectboard Meeting Room 70 East Main Street Norton, MA 02766
March 19, 2020 (Thursday)	7:00 PM	Town Hall - Selectboard Meeting Room 70 East Main Street Norton, MA 02766

Minutes respectfully submitted by:

Mark Gershman, PBC Clerk

Minutes Approved by Committee on:

February 10, 2020

Chairman Signature:

Donald L. O'Brien

PERMANENT BUILDING COMMITTEE

JANUARY 27, 2020

7:00 PM

MARK GARSTMAN

DAK O'BRIEN

JAMES W. SLATTERY

BOB BRISCOE

BOB MALONE

BRIAN BECHET

SHEN COHEN

BONNIE YEZOVICH

JACK CONWAY

PBC

PBC

PBC

PBC/COA

PBC

PBC

SC

FINCOM

SB



Norton Town Hall

Norton Town Hall Site Selection

Norton, MA

January 27, 2020









Google Earth

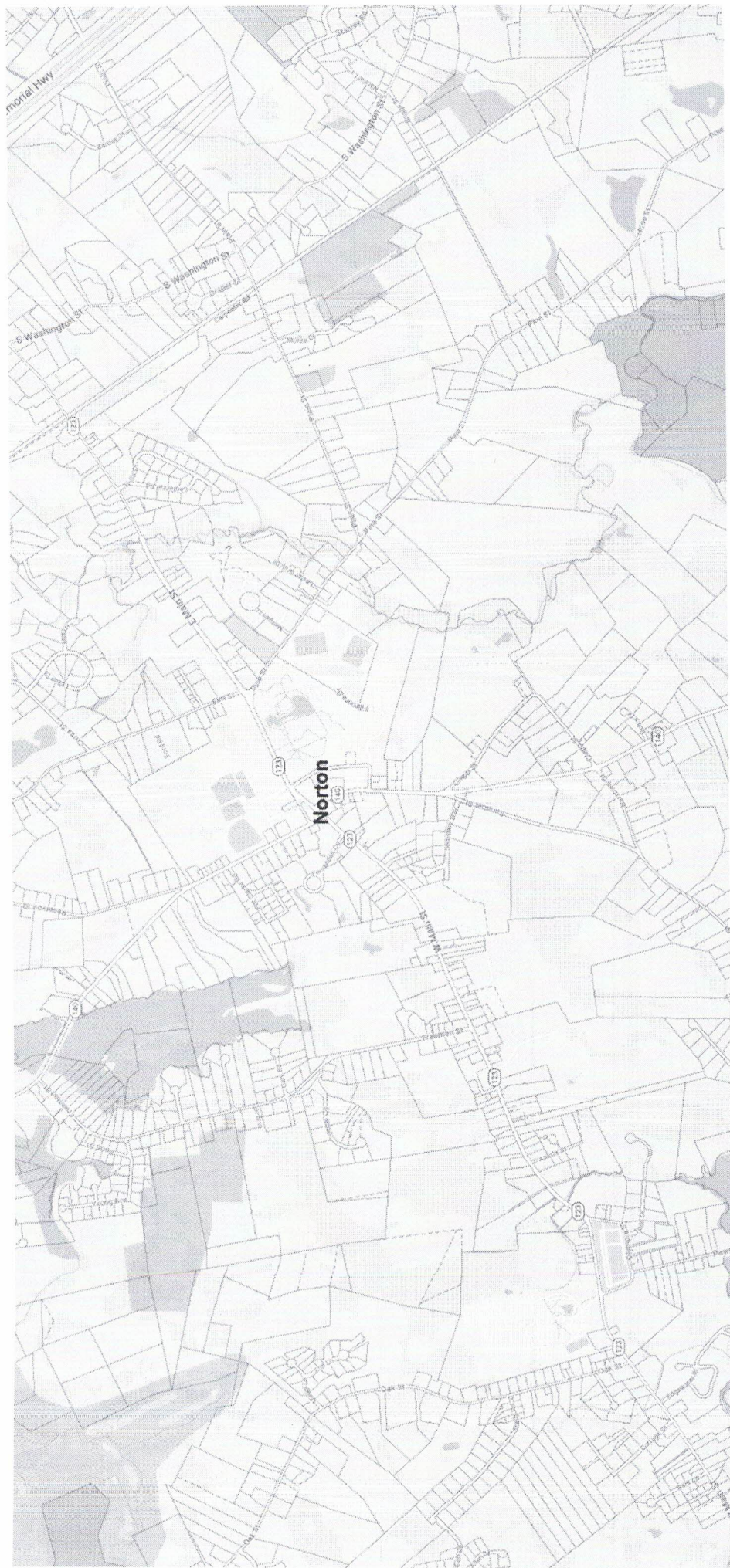


Google Earth



Google Earth





Map Theme Legends

Land Conservation

- Prime Farmland Soils
- Open Space
- Federal
- State
- County
- Municipal
- Public Non-Profit
- Land Trust
- Conservation Organization
- Non-Profit
- Private
- Other
- Unknown

MassGIS

Water Resource Protection

- Watershed
- Zone II Wellhead Protection Areas
- Interim Wellhead Protection Area
- Surface Water Protection Zones
- ZONE A
- ZONE B
- ZONE C

Massachusetts Geographic Information System (MassGIS)

Wetlands

- Shoreline
- Hydrologic Connection
- Mean Low Water Line
- Wetland Limit
- Closure Line
- Reservoir (with PWSID)
- Marsh/Bog
- Wooded Marsh
- Cranberry Bog
- Salt Marsh
- Tidal Flats
- Beach/Dune

MassDEP Wetlands

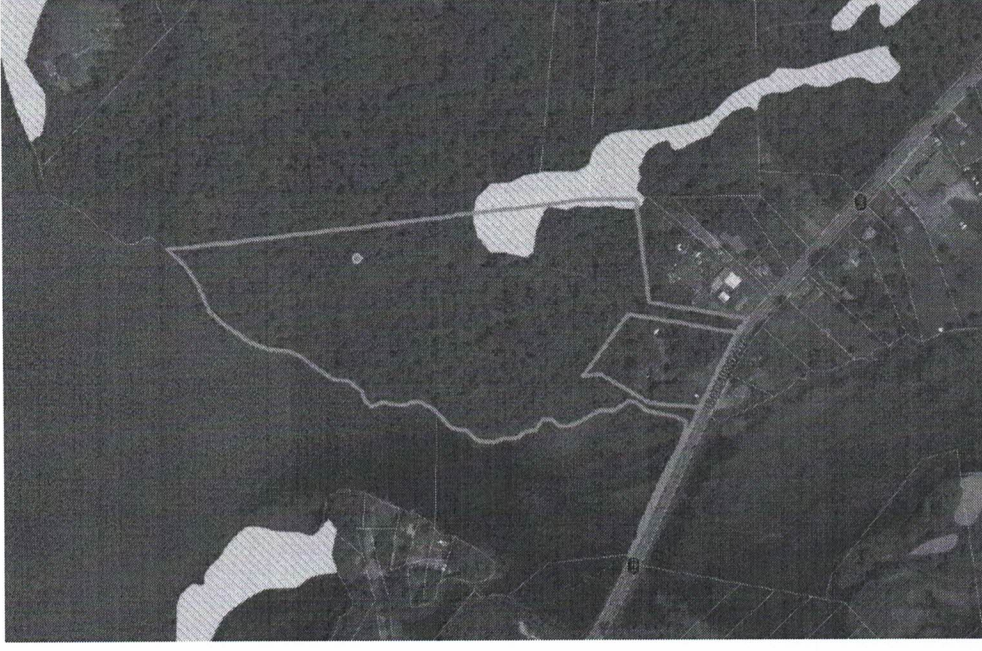
Natural Resource Protection

- NHESP Certified Vernal Pools
- NHESP Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- Areas of Critical Environmental Concern

Massachusetts DCR, Natural Heritage and Endangered Species Program

Site 1 – Lakeside Waterfront

- Location: 0 & 93 Mansfield Ave, Norton, MA 02766
- \$1,498,990
- Plat: 16
 - Lot: 66
- Owned by: Peterson Lyn Trustee
 - Lot: 225
- Owned by: Peterson Lyn Trustee
- Total Square footage: 913,888 sq.ft. (21 acres)
- Land Usage: VC (Village Commercial)



Site 2 – Wheaton Reservoir

- Location: 0 Reservoir St, Norton, MA 02766
- Plat: 16
 - Lot: 223
 - Owned by: Wheaton College
- Total Square footage: 1,489,752 sq.ft. (34 acres)
- Land Usage: VC (Village Commercial)



Site 3 – Corner of Freeman St and Mansfield Ave

- Location: 116-120 Mansfield Ave, Norton, MA 02766
- \$849,900
- Plat: 16
 - Lot: 12
 - Owned by: Teixeira John P
- Total Square footage: 248,292 sq.ft. (5.7 acres)
- Land Usage: VC (Village Commercial)



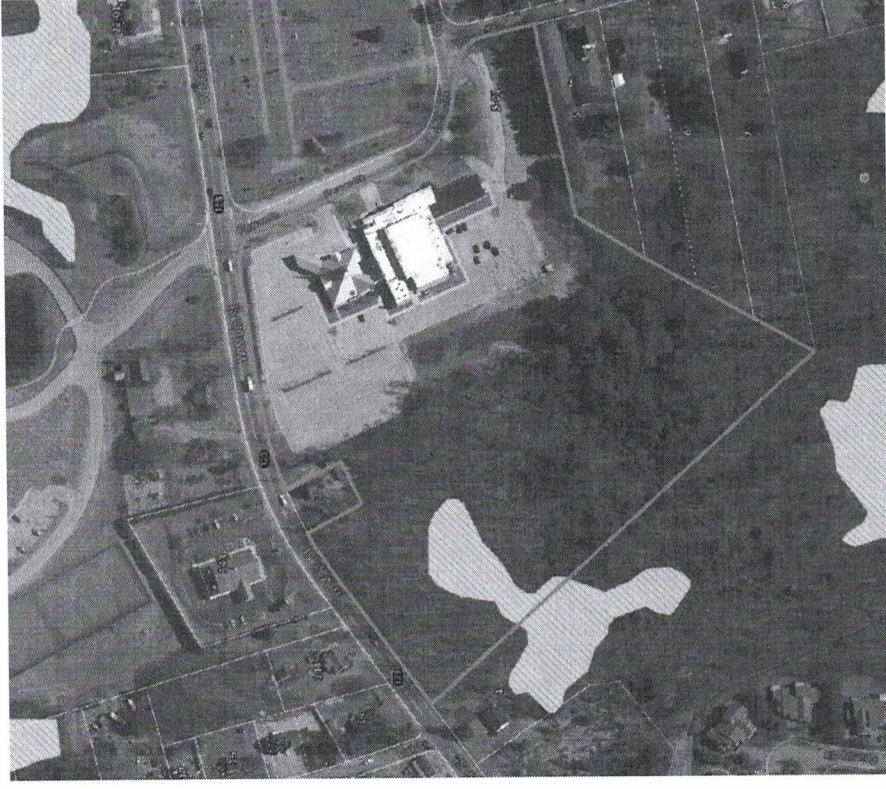
Site 4 – Mansfield Bird Garden

- Location: 196 Mansfield Ave, Norton, MA 02766
- Plat: 9
 - Lot: 278-17
 - Owned by: John Cuming Trustee
 - Lot: 278-18
 - Owned by: John Cuming Trustee
- Total Square footage: 342,382 sq.ft. (7.9 acres)
- Land Usage: C (Commercial)



Site 5 – Church Property

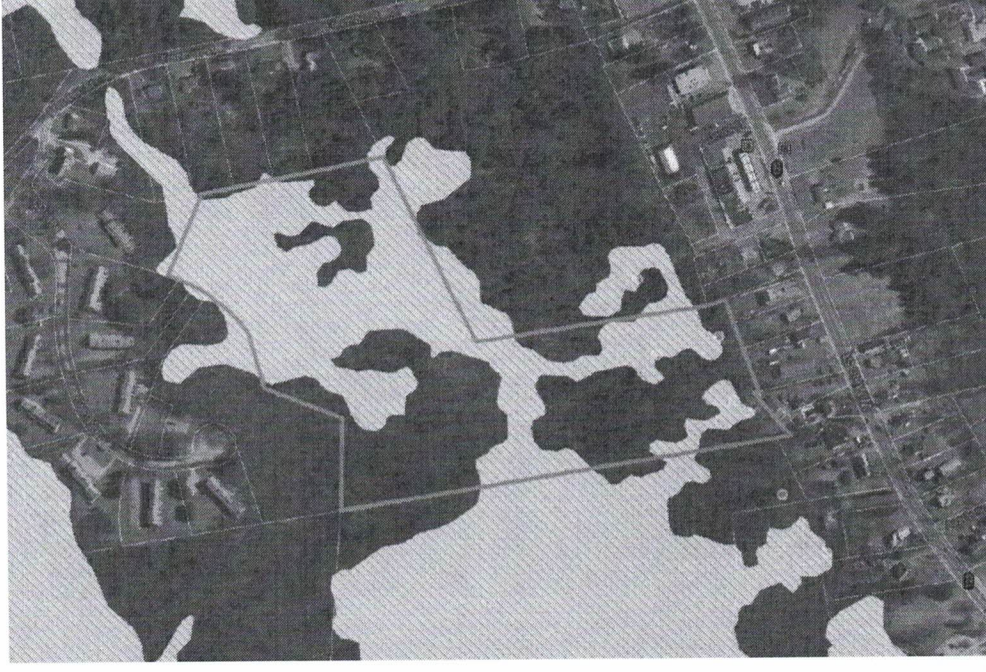
- Location: 222 W Main St, Norton, MA 02766
- Plat: 22
 - Lot 2
 - Owned by: Roman Catholic Bishop
- Total Square footage: 653,400 sq.ft. (14 acres)
- Land Usage: VC (Village Commercial)



- Location: 0 West Main St., Norton, MA 02766
- Recently appeared to be for sale
- Plat: 21
 - Lot: 206
 - Owned by: Douglas A King Builders Inc
- Total Square footage: 88,427 sq.ft. (2.0 acres)
- Land Usage: VC (Village Commercial)

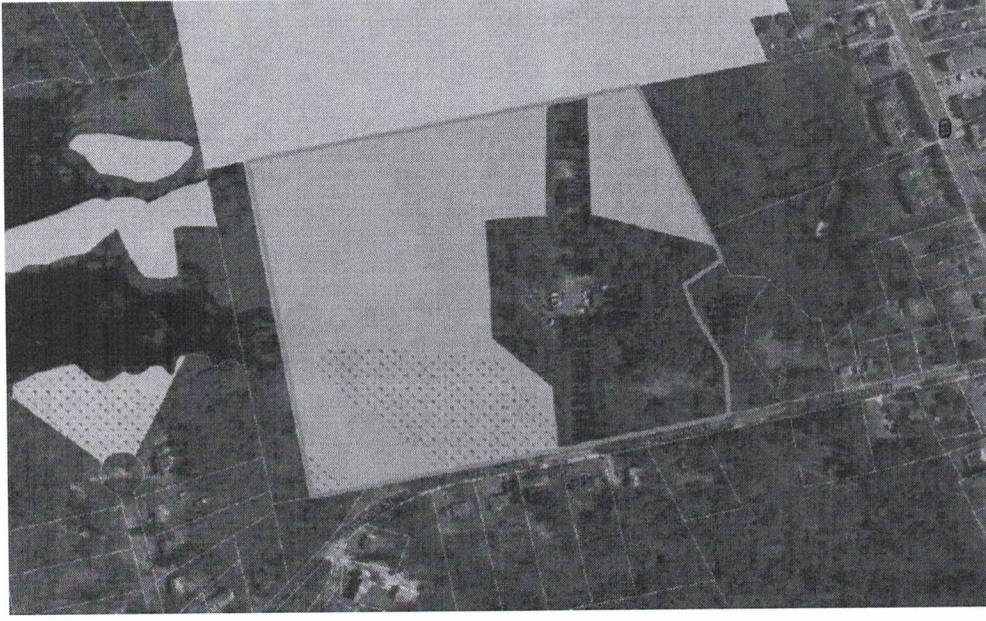
Site 7 – Town of Norton Property

- Location: 0 Rear West Main St, Norton, MA 02766
- Landlocked
- Plat: 22
 - Lot: 43
 - Owned by: Town of Norton
- Total Square footage: 953,528 sq.ft. (22 acres)
- Land Usage: R40 (Residential)



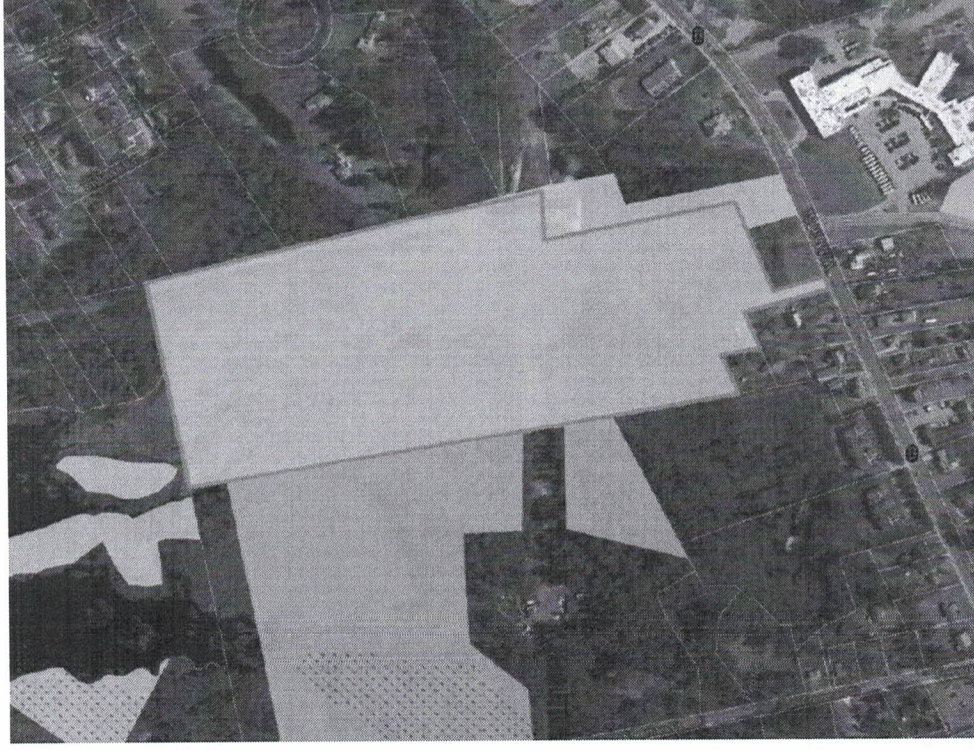
Site 8- Freeman's Garage

- Location: 19 Freeman St, Norton, MA 02766
- Plat: 22
 - Lot: 71-03
 - Owned by: Freeman John M Trustee
- Total Square footage: 1,070,705 sq.ft. (25 acres)
- Land Usage: R60 (Residential)



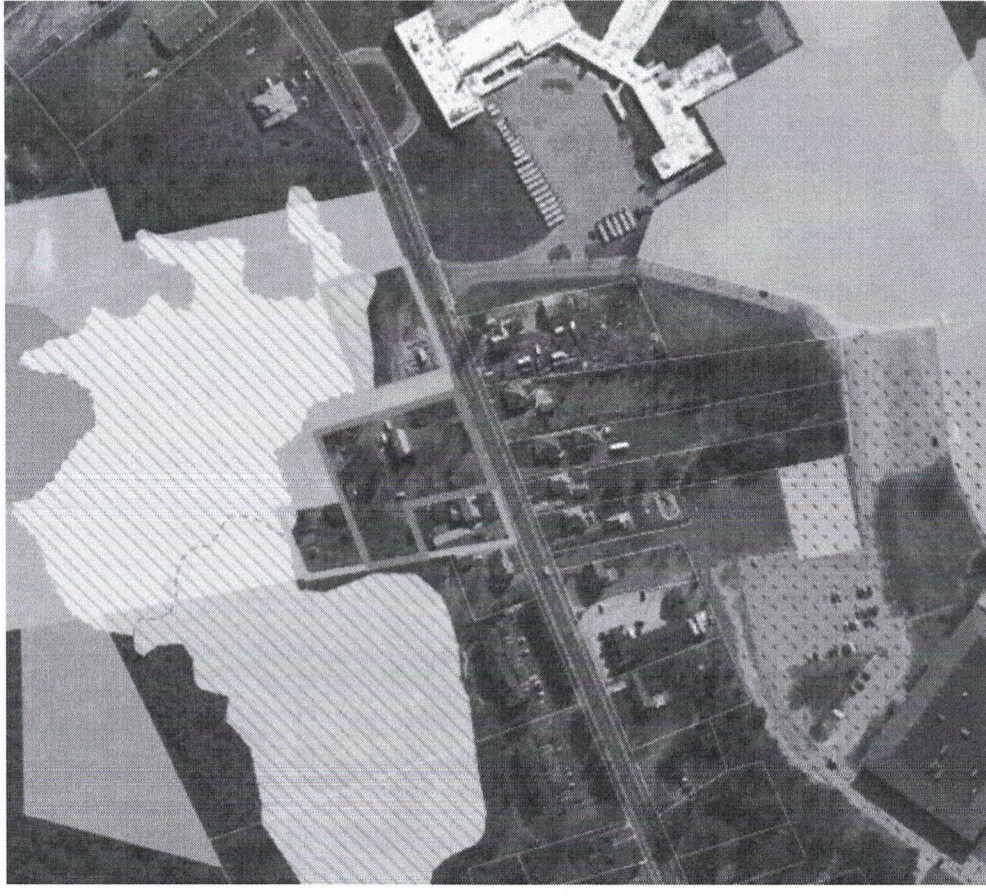
Site 9- Norton Reservoir South

- Location: 0 West Main St, Norton, MA 02766
- Plat: 22
 - Lot: 85
 - Owned by: Town of Norton
- Total Square footage: 1,132,996 sq.ft. (26 acres)
- Land Usage: R60 (Residential)



Site 10 – Rich & Town Property

- Location: 77 + 79 West Main St, Norton, MA 02766
- \$700-750,000 (confidential)
- Plat: 22
 - Lot: 176
 - Lot: 83
 - Lot: 84, 84-01
 - Lot: 85-02
- Owned by: Rich Clarence
- Total Square footage: 176 (50,094 SF),
83 (12,021 SF), 84, 84-01 (30,000),
85-02 (13,575 SF), Total: 2.4 Acres
- Land Usage: VC (Village Commercial)



Site 11- Island Brook Property

- Location: 0 East Main St, Norton, MA 02766
- Plat: 17
 - Lot: 238 & 245
 - Owned by: Island Brook LLC
- Total Square footage: 1,145,889 sq.ft. (26 acres)
- Land Usage: R60 (partly VC on lot 238)



Site 12- Lattouf Property

- Location: 140 West Main St, Norton, MA 02766
- Plat: 22
 - Lot: 11
 - Owned by: George Lattouf
- Total Square footage: 100,188 sq.ft. (2.3 acres)
- Land Usage: VC (Village Commercial)



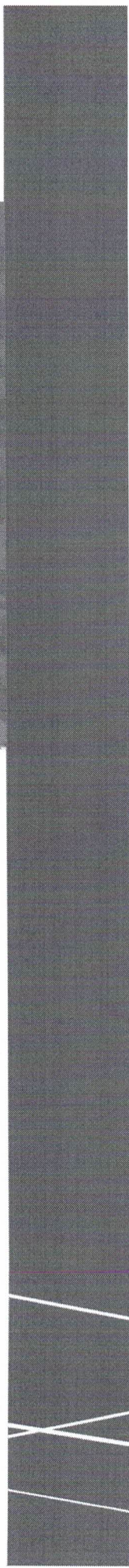
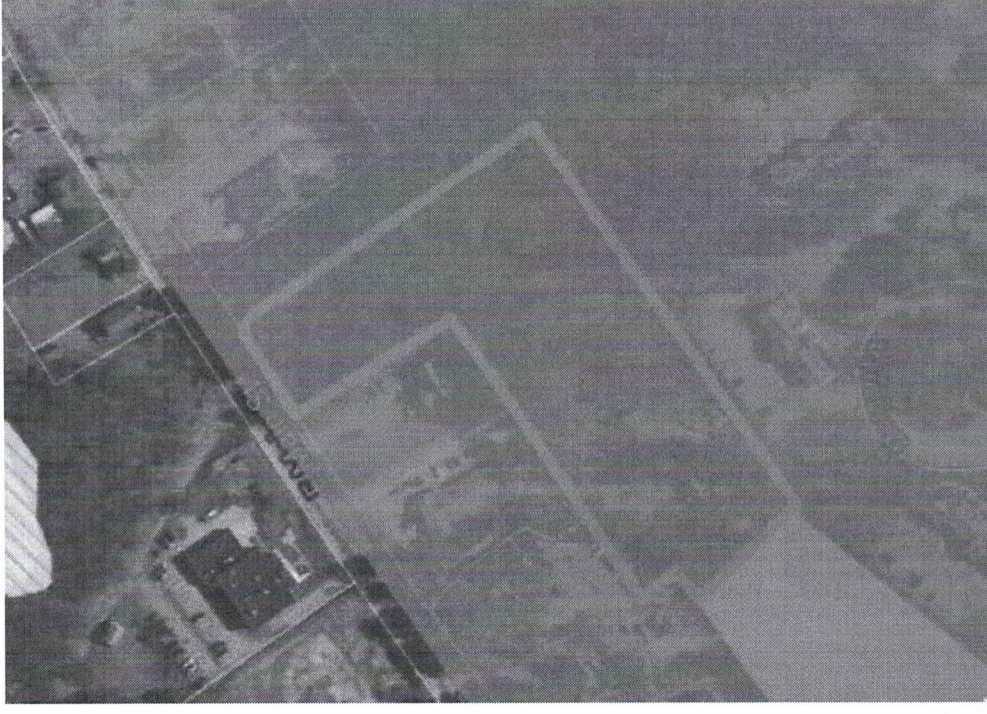
Site 13- Middle School Property

- Location: 215-223 West Main St, Norton, MA 02766
- Plat: 22
 - Lot: 22
 - Owned by: Town of Norton
- Total Square footage: 3,136,320 sq.ft. (72 acres)
 - Area for use to be determined
- Land Usage: VC (Village Commercial)



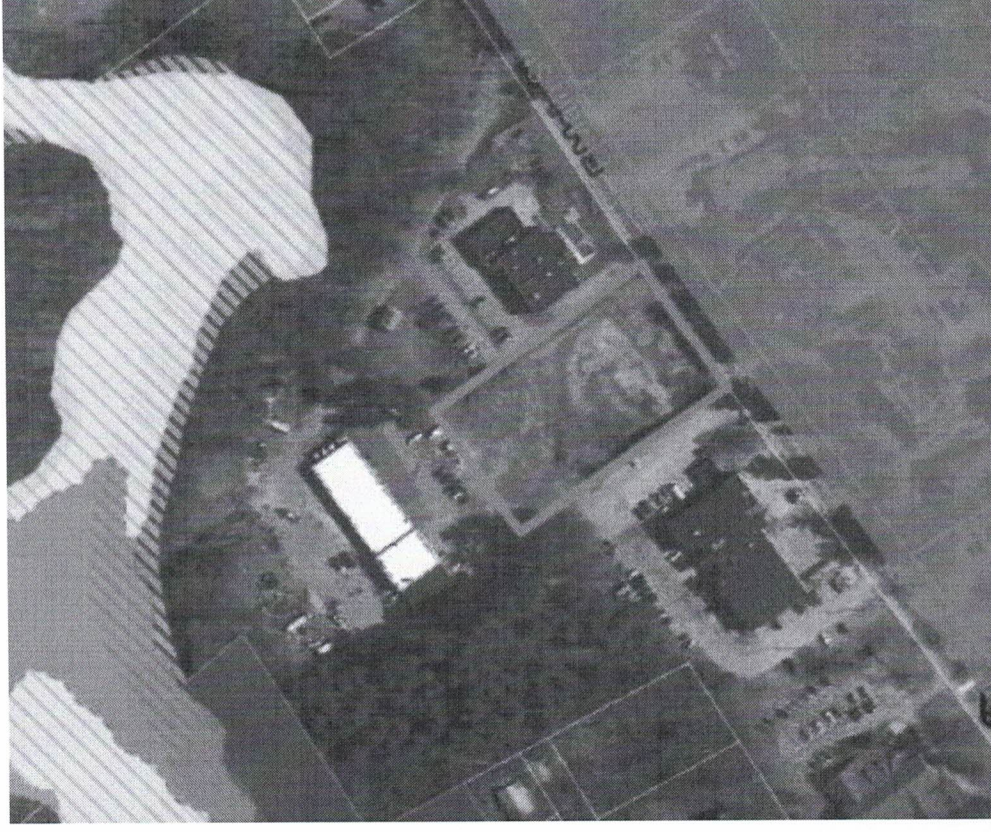
Site 14- North Cottage Property

- Location: 75.5 East Main St, Norton, MA 02766
- Plat: 17
 - Lot: 110
 - Owned by: North Cottage Program Inc
- Total Square footage: 187,308 sq.ft. (4.3 acres)
- Land Usage: R60 (partly VC off E Main)



Site 15- Clemmey Property

- Location: 78 East Main St, Norton, MA 02766
- \$800-1 mil (confidential)
- Plat: 17
 - Lot: 51
 - Owned by: Quirk Trust LLC
- Total Square footage: 60,548 sq.ft. (1.4 acres)
- Land Usage: VC (Village Commercial)



Site 16- Germain Property

- Location: 154 Pine St, Norton, MA 02766
- Actively for sale
- Plat: 24
 - Lot: 7
 - Owned by: Gregory Germain Trustee
- Total Square footage: 4,318,974 sq.ft. (99 acres)
 - 17 Acres discussed for use
- Land Usage: R80 (Residential)



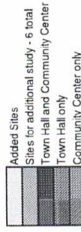
Added Sites

Note: The list of possible sites below is intended to be a broad inclusion of possible sites and have been included for a variety of factors. Factors include location, size, ownership, availability and other factors. Not all sites may be suitable for the intended two uses due to limited size, wetlands, conservation overlay, limited frontage and other issues.

No.	Site Address	Pat / Lot	Acreage	SF	Owner	Lited for Sale / Available	Buildable Area	FR TH & CC	Zone	Sewer	Town Water	Wetlands	Remarks 1	Remarks 2	Remarks 3
1	10 & 93 Mansfield	1/10 & 93	21	913,888	Lyn Peterson, Trustee	\$1,498,990	TBD	TH & CC	Village Comm.			Yes	abuts Norton Reservoir	Vernal Pools Provides possibility for grant money to offset costs required for project.	
2	20 Reservoir St	1/2223	34	1,489,752	Wheaton College	TBD	TBD		Village Comm.				abuts Norton Reservoir	No conservation overlay but will have a natural resource buffer along the shoreline. Review FEMA map for this site as it does encroach the site some (may just be within the buffer)	
3	116-120 Mansfield	1/12	5.7	248,292	John P. Teixeira	\$845,900	TBD	one only	Village Comm.			Yes	abuts Norton Reservoir		
4	196 Mansfield Ave	1/278-17 & 278	7.9	342,382	John Cuming Trustee	TBD	TBD		Commercial	Yes			Outside center but possibly for sale. Close to commercial area/McDonalds Recently subdivided.		
5	222 West Main St.	2/102	14	653,400	Roman Catholic Bishop	Yes	TBD	???	Village Comm.			Yes		Wetlands and associated setbacks are more extensive than the information on GIS mapping indicates.	
6	West Main St.	2/1206	2	88,427	Douglas A King Builders	Previously	TBD	???	Village Comm.			No	Needs further review	Land left over from condominium development.	
7	West Main St.	2/143	22	953,528	Town of Norton	TBD	TBD	???	R40 Res.			Yes	Street Frontage?	Some prime farmlands. Executive Order 193. Land will have to be replaced.	
8	19 Freeman St.	2/171-03	25	1,070,705	John M. Freeman, Trustee	TBD	TBD	???	R60 Res.				LC / Private Conserv. Open Space		
9	West Main St.	2/185	26	1,132,996	Town of Norton	TBD	TBD	???	Village Comm.				LC / Municipal OS		
10	77 & 79 West Main St.	2/176,83,84,86	2.4	105,690	Rich Clarence	\$700,000 - \$750,000 (to be confirmed)	TBD		Village Comm.				Abuts substantial wetland area		
11	East Main St.	1/1238 & 245	26	1,145,889	Island Brook, LLC	No	TBD	???	R60 & VC			Yes	Very limited frontage. Included in 2018 CC study. Review for MA Chapter 21E - Hazardous Material Release Prevention and Response Act.	A MA Chapter 40B affordable housing project is presently being pursued on this property.	
12	140 West Main St.	2/111	2.3	100,188	George Latouf	?	TBD	???	Village Comm.			No	School District is willing to consider options for providing a portion of the land for a TH and/or CC. Available area unknown at this time. Site poses some noise and traffic concerns during school operation hours.	0.2% annual flood (500 year flood); 2 potential vernal pools on site and one potential just off to the east; Wetlands, streams, and ponds	
13	215-223 West Main St. (Norton Middle)	2/22	72	3,316,320	Town of Norton	TBD	TBD	???	Village Comm.			Yes	Across from Norton Police Station. Owns sewage, possible connection to 28 E. Main st.		
14	175 1/2 East Main St.	1/110	4.3	187,308	North Cottage Program	TBD	TBD	???	R60 / VC				Abuts Norton Town Hall property (3 sides)		
15	78 East Main St.	1/151	1.4	60,548	Quirk Trust, LLC	\$800,000-1 mil	1.4 Acres	See Comments	Village Comm.			No		Provides possibility for grant money to offset costs required for project.	
16	154 Pine St.	1/77	99	4,318,974	Gregory Germain Trustee	Actively For Sale	17	See Comments	R 80 Res.			Yes	Access to rail		

Norton - Site Selection Study - List of Properties

Date: 1/13/2021
Revised: 1/27/2021
1/28/2021



Note: The list of possible sites below is intended to be a broad inclusion of possible sites and have been included for a variety of factors. Factors include location, size, ownership, availability and other factors. Not all sites may be suitable for the intended two uses due to limited size, wetlands, conservation overlay, limited frontage and other issues.

DBVW Architects, Inc.

No.	Site Address	Plot / Lot	Acreage	SF	Owner	Listed for Sale / Available	Buildable Area	FTH & CC Zone	Sewer	Town Water	Wetlands	Remarks 1	Remarks 2	Remarks 3
1	10 & 93 Mansfield	16 / 0 & 93	21	913,888	Lyn Peterson, Trustee	\$1,488,900	TDB	TH & CC	Village Comm.		Yes	Abuts Norton Reservoir	Verbal Pools	Site removed from further consideration due to: - High cost to purchase - Significant wetlands and related setbacks.
2	20 Reservoir St	16/223	34	1,489,752	Winston College	TBD	TDB	TH & CC	Village Comm.			Abuts Norton Reservoir	Provides possibility for grant money to offset costs required for project.	May include sufficient buildable area to accommodate both town hall and the community center.
3	116-120 Mansfield	18 / 12	5.7	246,292	John P. Teixeira	\$949,800	TBD	CC	Village Comm.		Yes	Abuts Norton Reservoir	No conservation overlay but will have a natural resource buffer along the shoreline. Review FEMA map for this site as it does encroach the site some (may just be within the buffer)	May include sufficient buildable area to accommodate the community center.
4	195 Mansfield Ave	9/278-17 & 278	7.9	342,382	John Cuming Trustee	TBD	TBD	one only	Commercial	Yes		Outside center but possibly for sale. Close to commercial area McDonalds	Wetlands and associated setbacks are more extensive than the information on GIS mapping indicates.	Site removed from further consideration due to: - Concerns with wet soils. - Site is known to have a high water table and is underlain by bedrock.
5	5222 West Main St.	22 / Lot 2	14	653,400	Roman Catholic Bishop	Yes	TBD	???	Village Comm.		Yes	Recently subdivided.	Land left over from condominium development.	Site removed from further consideration due to: - Concerns with wet soils. - Very likely not to have a buildable area of sufficient size.
6	West Main St.	221 / 286	2	88,427	Douglas A King Builders	Previously	TBD	???	Village Comm.		No	Needs further review		Site removed from further consideration due to: - Very wet. - Very likely not to have a buildable area of sufficient size. - No street frontage.
7	West Main St.	22 / 43	22	953,528	Town of Norton	TBD	TBD	???	R40 Res.		Yes	Street Frontage?	Some prime farmland. Executive Order 193. Land will have to be replaced.	Site removed from further consideration due to: - Prime farmlands and EO 193. - No street frontage.
8	Freeman St.	22 / 71-03	25	1,070,705	John M. Freeman, Trustee	TBD	TBD	???	R60 Res.			LC / Private Conserv. Open Space		Site removed from further consideration due to: - J. Fernandes Park (as parkland, the site is not available).
9	West Main St.	22 / 85	26	1,132,995	Town of Norton	TBD	TBD	???	Village Comm.			LC / Municipal OS		May include sufficient buildable area to accommodate the community center.
10	77 & 79 West Main St.	22 / 176, 83, 84	2.4	195,895	Rich Clarence	\$760,000 - \$750,000 (to be confirmed)	TBD	CC	Village Comm.			Abuts substantial wetland area	A MA Chapter 40B affordable housing project is presently being pursued on this property.	Site removed from further consideration due to: - Concerns with availability. - Significant wetlands. - Limited street frontage.
11	East Main St.	17 / 238 & 245	26	1,145,888	Island Brook, LLC	No	TBD	???	R60 & VC		Yes	Included in 2018 CC study. Review for MA Chapter 21E - Hazardous Material Release Prevention and Response Act.	A certified vernal pool appears to be on the southern property line, with another certified pool and couple potential pools off site to the south.	Site removed from further consideration due to: - Potential wetlands and other concerns.
12	140 West Main St.	22 / 111	2.3	100,188	George Latouf	?	TBD	???	Village Comm.		No	School District is willing to consider options for providing a portion of the site and the CC. CC would be located on the site. Site poses some noise and traffic concerns during school operation hours.	0.257 acre of forest (500 year flood); 2 potential vernal pools on site and one potential just off to the east; Wetlands, streams, and ponds	May include sufficient buildable area to accommodate the community center.
13	15-223 West Main St. (Norton Middle)	22 / 22	72	3,316,223	Town of Norton	TBD	TBD	CC	Village Comm.		Yes	Access from Norton Police Station. Owns sewerage, possible connection to 75 E. Main st.		May include sufficient buildable area to accommodate town hall.
14	175 1/2 East Main St.	17 / 110	4.3	167,396	North Cottage Program	TBD	TBD	TH	R60 / VC			Abuts Norton Town Hall property (3 sides)		May be include sufficient buildable area to accommodate both town hall and the community center.
15	79 East Main St.	17 / 51	1.4	60,546	Quirk Trust, LLC	\$800,000-1 mill	1.4 Acres	TH & CC	Village Comm.		No	Access to rail	Provides possibility for grant money to offset costs required for project.	May be suitable for creation of a Norton Municipal Center.
16	154 Pine St	27/7	99	4,318,974	Gregory Germain Trustee	Active for Sale	17	Comments	R 80 Pas.		Yes			