

**Norton Planning Board Minutes of Meeting  
For  
March 1, 2011**

Call to Order

The March 1, 2011 meeting of the Norton Planning Board was called to order at 7:15 P.M., by Mrs. Haracz, Chairman. Members Present: Mrs. Joanne Haracz, Chairman; Mrs. Marilyn Benaski; Mr. George Burgess; Mr. Joseph Fernandes; Mr. David Miller; and Mrs. Cheryll-Ann Senior. Absent: Mr. Alec Rich. The Town Planner, Mr. Gabriel, was also present.

Report of the Planning Board

Mr. Miller said he needs to view February 15, 2011, Planning Board meeting on videotape as he was absent from that meeting.

Approval of Minutes

**MOTION was made by Mrs. Senior to approve the Planning Board Minutes dated November 9, 2010, as amended. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

It was decided by Board to rearrange agenda and put regular agenda items at end of agenda.

**Site Plan Review – Horizon Beverage:** Horizon plans to construct an addition to the former General Motors building consisting of some 160,000 square feet of office and warehouse space. A public hearing for a Special Permit is scheduled for March 15, 2011. Horizon will introduce the project to the Planning Board tonight and begin a preliminary discussion of the site plan.

Mr. Don O'Neil of Condyne was present, along with Mr. Michael Epstein of Horizon Beverage, and Mr. Mark Dibb, of C&A Engineering.

Plans were distributed to Board.

Rendering/map showed: "Existing Contingency Plan". Access drive off Washington Street was discussed. 60,000 square foot office proposed with two or three floors. Daily route by trucks and another access for pedestrian traffic planned.

Mrs. Haracz inquired about the trucks turning left and onto South Washington Street is a concern.

Mr. O'Neil responded all trucks will travel out toward non-residential area.

Mr. Epstein, of Horizon Beverage, provided history of Horizon Beverage and it is now a fourth generation family business and started business in 1939. They currently are headquartered in Avon and

have six stockholders and all are in the family. They have a good record of corporate citizenship and active in various charities. Alcohol abuse prevention programs they are active in and he is grateful for Planning Board's support.

Hours of operation were discussed; 8 a.m. - 5 p.m. are office hours Monday through Friday, and about 60 full-time employees and 100+ route sales people in building sporadically. Two to three times per month on Friday people will come in for meetings/presentations. There are 80-90 drivers/driver's helpers and can start in range of 6-7 a.m. and return about noontime. Night shift is 8 p.m. to 6 a.m. with 55-60 employees. Monday through Thursday are days of night shift.

Trucks were described being 20-24' in length with box attached to cab and there will be about 50 trucks. There will be a couple tractor trailers for large deliveries also.

Night-time loading operation was discussed. Mr. Epstein stated there would be about 6-10 loading bays.

Mr. Epstein spoke of new hires; and would be about 35 new hires over first five years, especially in areas of warehouse, I.T., sales, portfolio managers, and sales managers.

Mr. Mark Dibb, engineer of C&A Engineering, stated the winter weather held them back and they do not have calculations this evening but they are being worked on. A registered landscape architect involved and a lighting design. He spoke of 39' light poles and will remove 39' poles throughout a certain area and poles to be reused. 20' light poles replaced in those areas.

Mr. Dibb said they will be in front of Conservation Commission soon. Drainage in ACEC concern and access road in wetlands. An ENF filed with MEPA and decision expected on 3/11/11 and will have feedback at that time. Also will have a diesel fuel facility of 9500 gallons capacity with shut off valve.

Mrs. Haracz referenced the parking lot and number of spaces. This Planning Board generally likes to minimize pavement as much as possible.

Mr. Gabriel said this is an introduction and site plan and details to be in front of Planning Board at a later date for special permit - public hearing.

Mr. Fernandes referenced access road "swinging out".

Mr. Dibb noted existing access is solely a fire access road. Discussion ensued.

Mr. O'Neil referenced architect's allocation for space allocation; whether two or three floors, footprint will not increase even with three stories.

Mr. Burgess welcomed them and glad to see land/building being put to good use.

Mr. Fernandes commended Condylne and said it would be great to have Horizon Beverage in Town.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
Colleen Ryan	February 14, 2011

Mr. Chris Yarworth of Yarworth Engineering was present on behalf of applicant. He said 18' width road was agreed with and he spoke to DPW but they do not want to go ahead yet. Plan is to bring out front lot and hold off on other two lots. Backlot is oversized and can be split up in future. Access discussed.

Mr. Yarworth said right now plan is to add one house.

Mrs. Haracz said she would like to see curb cuts and buffer.

Mr. Yarworth said Fire Dept. wanted 18' paved and easement in this area. Discussion ensued.

Mr. Yarworth said Parcel A and B will be sold by Mrs. Ryan to a neighbor.

**MOTION was made by Mr. Burgess to approve plan of land for Colleen Ryan for lots 1 and 2, plan prepared by Yarworth Engineering, dated Feb. 10, 2011. Second by Mrs. Senior. Vote: Unanimous. MOTION CARRIES.**

Continuation of beginning of agenda:

Approval of Minutes - January 18, 2011

**MOTION was made by Mrs. Senior to approve the Planning Board Minutes of Meeting dated January 18, 2011, as amended. Second by Mrs. Benaski. Vote: All In Favor, except for Mr. Burgess. MOTION CARRIES.**

Bills and Warrants

**MOTION was made by Mr. Fernandes to approve Bills and Warrants in the amount of \$1,958.36. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.**

Report of the Town Planner

Mr. Gabriel stated Horizon Beverage will be scheduled to be back at next Planning Board meeting and Mr. Gabriel may not be present for this meeting. Mr. Waitkus will be on agenda as well.

Mr. Gabriel said there was no word yet from Mr. Pilling regarding consulting engineer fee/Mr. Waitkus project.

Mr. Burgess stated this is wasting time of Planning Board. Mr. Waitkus is running a business without a permit.

It was noted \$1500 needed to pay Norfolk Ram to further review changes.

Mr. Fernandes said if check is not received by the end of this week (by Friday), then will be forced to continue to a future meeting. Options to deny, grant, or continue permit. Discussion ensued.

Mr. Gabriel said if review is done, Planning Board secretary can copy review for Planning Board's mailboxes if Mr. Gabriel is not in office.

Mrs. Haracz asked Mr. Gabriel to call Mr. Pilling regarding review by engineer and indicate no check yet received.

Mr. Fernandes said he is not able to make a decision without information in his hand from Norfolk Ram review. He said he personally will not vote in affirmative for special permit as it stands now without other info, etc.

Mr. Gabriel said he will call Mr. Pilling.

**Planning Board Business and Policies**

Future Planning Board meetings scheduled for April 5 and 19; and May 3 and 17.

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It was noted that there was no update of Hightech Auto recently.

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Former YMCA building-appears people are currently working on this newly proposed restaurant.

**Adjournment**

**MOTION was made by Mrs. Benaski to Adjourn at 8:25 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

Respectfully Submitted by:

Janet Sweeney  
Planning Board – Recording Secretary

**Documentation Reviewed/Distributed – 3/01/11 Planning Board Meeting:**

. Plans of Horizon Beverage and rendering of “Existing Contingency Plan”

. Plan prepared by Yarworth Engineering, dated February 10, 2011, “Plan of Land proposed Lots 1 and 2 Lantern Lane, Norton, MA, prepared for Colleen Ryan” (filed with Town Clerk on February 14, 2011)