

**Norton Planning Board Minutes of Meeting  
For  
March 15, 2011**

**Call to Order**

The March 15, 2011 meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room, was called to order at 7:15 P.M., by Mrs. Haracz, Chairman. Members present: Mrs. Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. George Burgess, Mr. Joseph Fernandes; and Mrs. Cheryll-Ann Senior. Absent: Mrs. Marilyn Benaski and Mr. Alec Rich. Town Planner, Mr. Charles Gabriel, was also present .

**Approval Not Required Plans Pending:**

**Applicant Name**

**Albert and Sharon Faxon**

**Date Filed with Town Clerk**

**March 8, 2011**

Plans were perused by Planning Board. This property is on Oak Street and trying to make it Title V compliant; adjustment of lot lines to get septic systems working. It is the same number of lots.

**MOTION was made by Mr. Burgess to approve plan of land for Albert and Sharon Faxon for plan dated January 11, 2011. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.**

**7:30 P.M. Public Hearing: continued from February 15, 2011, John and Lauri Waitkus for a Special Permit to allow the keeping of toxic and/or hazardous materials in quantities greater than those associated with normal household use on a lot located within the Water Resource Protection District and for Site Plan Approval to construct a building greater than 2,500 square feet. The site is located off Lopes Drive.**

It was noted there was a letter from engineer, Mr. Pilling of Pilling Engineering requesting this be continued to next scheduled Planning Board meeting. As of now, next scheduled meeting is April 5, 2011 or possibly March 29, 2011. Discussion ensued on this continuance.

**MOTION was made by Mr. Fernandes to Table request of continuance until later in meeting. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

Mr. Burgess asked if there was a reason why Mr. Waitkus or representative was not present this evening?

Mr. Gabriel said applicant has not spoken to engineer in three weeks so he asked them to send him a written letter requesting this continuance.

**David Eastridge: regarding a modification to the site layout for Red Mill Village**

Mr. Eastridge, Project Manager for Thorndike Development, and request for minor modification. Asking for one modification in different sections of site. Results in two less units and going from 156 to 154. There will be two additional garage parking spaces and on-street parking remains same.

Mr. Eastridge showed Red Mill Village site plan key plan to Planning Board.

Mr. Eastridge spoke of eliminating two connections to this specific alley per plan and described change. 50-67 lots on existing plan; 51-67 on proposed plan.

Mr. Eastridge said they are trying to eliminate the shining of headlights issue and draw exclusive use areas which makes flexibility for marketing purposes. It is also a cleaner solution so no easements under patios, etc. Mr. Eastridge said their Ad Hoc Board of Trustees was present with him this evening. Three meetings held within their community and appeared to be met with a positive response.

Mr. Eastridge said building 9 has all detached garages and one unit is difficult to sell. Would like to revise site plan to have attached garages as much as possible.

Mr. Eastridge explained buildings 5, 6, and 9 to be replaced with 5, 6, 8, and 9. There is going to be an alley and still putting front doors outward. Discussion ensued.

Mr. Fernandes asked if there was any progress with commercial part of it?

Mr. Eastridge said talking to a party right now, however, that is not his area of expertise. Nothing will be announced until something is concrete.

Mr. Gabriel stated procedure-wise, town counsel said any change to a special permit, even minor, should be advertised. It is a matter of process even though community meetings have been held.

**MOTION was made by Mrs. Senior to allow minor modification dated 3/10/11 shown on the approved proposed site plan on sheets 5 and 6 and layout and zoning plan revised 3/10/11. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Report of the Planning Board**

Mr. Fernandes spoke of Community Preservation Act initiative and who was person who led it in the past?

Mrs. Haracz said person who led it in the past was Mrs. Freeman.  
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Mr. Fernandes said Bridgewater State College is holding an April 2 seminar regarding open space. Open Space could have some state funding if town acquires open space and preserves it. Less school children to educate and preserves space.

### **Approval of Minutes**

#### **October 5, 2010:**

Mrs. Senior referenced the October 5, 2010 minutes of meeting and asked Mr. Gabriel about the reference to stone wall and status.

Mr. Gabriel said this relates to Perry and Feck and one wall is done fairly well and other is not. Will plan to turn attention to this issue this spring. A homeowner concern, Mr. Ryan, he believed was homeowner.

Mr. Miller referenced High Tech Auto on the October 5, 2010 minutes and asked about contacting Mr. Lettouf.

Mr. Gabriel said, yes, he will call him and tell him to come before Planning Board.

**MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated October 5 , 2010, as amended. Second by Mr. Burgess. Vote: All In Favor, except for Mr. Rich voting "present". MOTION CARRIES.**

#### **January 18, 2011 Minutes:**

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

#### **February 15, 2011:**

Mrs. Senior referenced the February 15, 2011 minutes and referenced the 4% vs. 40% error by Norfolk Ram in the Waitkus matter and assumed this error was communicated to them.

**MOTION was made by Mrs. Senior to approve the Planning Board Minutes of Meeting, dated February 15, 2011, as amended. Second by Mr. Burgess. Vote: All In Favor, except for Mr. Miller voting "present". MOTION CARRIES.**

### **Report of the Town Planner**

Nothing was discussed.

### **Planning Board Business and Policies**

Nothing was discussed.

### **Bills and Warrants**

**MOTION was made by Mr. Fernandes to approve Planning Board Bills and Warrants, dated March 15, 2011, in the amount of \$1,958.36. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.**

**8:30 P.M. Horizon Beverage: for a Special Permit to allow the construction of a 160,000 square foot addition(s) to the former General Motors building along with additional parking and drainage improvements. Site Plan Approval is also required. The site is located at 45 Commerce Way within the Norton Industrial Park.**

Plans were distributed to Planning Board. A colored rendering of building also distributed to Planning Board.

Mr. Don O'Neil of Condyne; Mr. Mark Dibb, of C&A Engineering; and Mr. Michael Epstein, one of owners of Horizon Beverage was also present.

Plan was shown and explained 400,000 square foot building; parking is as it exists today. He said they are owners and managing partners of Commerce Center. 30,000 over 30,000 square feet-office to be two floors. 564 parking spaces.

Description of two way entrance around South Washington Street. Client will clear corner of warehouse (ACEC area). So closer to 100,000 square feet. Height elevation may change when done.

Mr. O'Neil said Mr. Dibb of C&A Engineering was present this evening regarding permitting process and achievements moving forward along with Mr. Epstein, one of the owners of Horizon Beverage.

Mr. Epstein gave history of Horizon Beverage. He said their company is in five New England states and this would be their corporate headquarters. There are six stockholders and all are family members and all involved. He said many important people visit his company and they are a good corporate citizen.

Mr. O'Neil said where it stands today on progress, planned is a two-story building with stone and some glass. A new warehouse also similar in materials. This is the max that will fit on this site; it will not grow larger.

Mr. Dibb referenced MEPA and received certificate and no further review on project. Hearing planned on April 28<sup>th</sup> with Conservation Commission (ConCom). Working with ConCom regarding moving roadway 20'. This is in ACEC and do not want it touching wetlands at all. Existing water connections to be reused. Fire suppression system to be added. 9500 gallon diesel tank moved to new area with shut off valve if a major spill occurred. A lighting plan submitted and will be dark sky compliant. Landscape plan by registered landscape architect.

Mr. Fernandes commented on a disconnect between landscape plan and architectural rendering. Entryway to be on left side.

Mr. Dibb said rendering fresh off presses as of yesterday. He said Mr. Fernandes was correct, landscape plan will be adjusted. They are working with consultant now and his reviews have just begun.

It was noted this project was delayed due to snowstorms/winter weather.

Mr. Dibb spoke of truck circulation. Anticipation product into site using this particular access route; 7 a.m. and 2 or 3 p.m. Will be hours, and will unload and go back out same way presumably.

Mr. O'Neil said cropping corner widens road. Route trucks preloaded at night; route drivers come in/tractor trailers come in.

Mr. O'Neil said two access points important for size of facility and labor reasons.

Mrs. Haracz had concern with trucks out toward Bay Road and not So. Washington for tractor trailer route.

Mr. Miller asked about signage?

Mr. O'Neil said, yes, they can work with signage.

Mr. Epstein said most of their drivers they will communicate to them regarding the expected approach, etc. Ideally trucks in and out at separate times. At some times, such as Christmas/July 4<sup>th</sup>, an overlap possible, so two access points utilized.

Loading docks were discussed. Mr. O'Neil said the loading docks will all be on same wall.

Loading dock documents shown to Planning Board and document distributed to Planning Board by Mr. Dibb. Ten doors used at various times.

Mrs. Senior commented then it appeared truck alarms would sound around clock then.

Mr. Epstein stated there would be an average of 40 trucks a day.

Route described as taking a right out of Commerce Way and routed to follow a certain course. Discussion ensued.

Mr. Dibb spoke of ENF filing and they noted total average daily trips at 2400; increase of 500 trips per day compared to General Motors facility.

Mr. Epstein said the trips would be significantly less than 2400.

Truck/employee traffic was discussed and Mr. Epstein said most employees use Route 24 to Route 495. Mr. Epstein said two to three Fridays per month they hold meetings at their facility and this would increase traffic.

Mr. Miller said at night sound travels significantly and he lives 1-1.5 miles away. Certain beepers are not as piercing, especially it being five nights per a week.

Mr. Dibb referenced noise study for site they conducted and can submit that.

Noise Study document was distributed to Board. Ambient noises (three points analyzed) and Horizon Beverage truck was measured including HVAC/exhaust fans, etc.--all modeled. Conclusion: Mass DEP policy it complied with.

Mr. Dibb spoke of existing system (stormwater management); oil water separator/infiltration basins; even existing system meets criteria. They are not in a WRPD.

It was noted the proprietary oil and water separator cleans and treats over 80%. Stormwater management system was further described by Mr. Dibb.

Further discussion on noise study occurred.

Mr. Gabriel said Town's consulting engineer has not yet reviewed this but will.

Mr. Tom Beauchene, resident of 8 Hadley Road, and Chairman of IDC, spoke. The IDC is very much in favor of Horizon Beverage. They would be great tenants and a great corporate citizen of Town.

Mr. Miller referenced parking design.

Mr. Dibb said he did present parking to Horizon. There is concern with ultimate future plans and would like to use up parking spaces.

Mr. O'Neil said 267 parking spaces exist; 564 are required. He said they can meet zoning and hope to reserve some spaces with a grass area.

Mrs. Haracz said it appears they are still fine-tuning plan, etc.

Board perused Site Plan for Distribution Center at 45 Commerce Way.

Refrigeration area discussed and Mr. Fernandes said it appeared to be a small area for refrigeration.

Mr. Epstein said designed in a way so not so much spillover of sound.

Mr. O'Neil said it is so minute; and not running all day; mostly in center of existing loading dock and 3,000-5,000 square feet at most.

Mrs. Haracz said the next planned Planning Board meetings to be held are on 3/29 and 4/5/2011. It is their choice.

Mrs. Senior said she would do her best to attend; there could be a conflict for her.

Mrs. Benaski and Mr. Rich can view tapes, etc.

**MOTION was made by Mr. Burgess to continue Public Hearing: Horizon Beverage to March 29, 2011 at 7:30 p.m. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Tabled (from earlier in meeting)—Vote on Continuance of Public Hearing: continued from February 15, 2011, John and Lauri Waitkus for a Special Permit to allow the keeping of toxic and/or hazardous materials in quantities greater than those associated with normal household use on a lot located within the Water Resource Protection District and for Site Plan Approval to construct a building greater than 2,500 square feet. The site is located off Lopes Drive.**

Mr. Gabriel said they need an answer from applicant regarding Town's consulting engineering fee.

**MOTION was made by Mr. Fernandes to continue John and Lauri Waitkus to April 5, 2011 at 8:30 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

Mrs. Haracz asked Mr. Gabriel to advise Mrs. Benaski and Mr. Rich of Planning Board meetings scheduled for both weeks: 3/29 and 4/5/11.

**Adjournment**

**MOTION was made by Mrs. Burgess to Adjourn at 9:30 p.m. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.**

**Respectfully Submitted by:**

**Janet Sweeney  
Planning Board – Recording Secretary**

**Documentation Reviewed/Distributed to Planning Board – 3/15/11 Meeting:**

To be completed for final version.