



NORTON PLANNING BOARD

70 East Main Street

Norton, Massachusetts 02766-2320

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Norton Planning Board Minutes of Meeting For April 5, 2011

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Call to Order

The April 5, 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; Mrs. Marilyn Benaski; Mr. George Burgess; Mr. Joseph Fernandes; Mr. Alec Rich; and Mrs. Cheryll-Ann Senior.

Report of the Planning Board

Nothing was discussed.

Approval of Minutes:

Mrs. Haracz recommended moving minutes of meeting review to end of agenda and Board agreed.

Discussion with Highway Superintendent Keith Silver regarding acceptance of Ellis Road, Pratt Drive, and Johnson Drive

Three streets in town to be accepted Ellis Road and Pratt Drive in River Oaks and met with developers today and they should be complete.

Mr. Silver referenced Johnson Drive and said it needs a cleanup and loam and did some asphalt work; needs a lot of attention. Cement barriers are at location but nothing on them; Mr. Silver is not sure what they are for. It is not acceptable as is.

Mr. Silver said guardrail is still not up to par, but they tried their best. There are no laws nor codes regarding this. Regarding Ellis Road – they will put a 4' fence by guardrail. It appears safe but kind of "mickey mouse".

Mrs. Haracz asked Mr. Silver to put comments in writing/in memo form regarding concerns, etc.

Mrs. Haracz asked Mr. Silver if he believed Ellis Road and Pratt Drive would be ready for Town Meeting?

Mr Silver responded, yes, he believed they would be ready for Town Meeting. If not, he will bring it up at town meeting.

Mr. Gabriel said he did not have a mylar yet but did expect it. Discussion ensued.

MOTION was made by Mr. Burgess to recommend to Town Meeting Ellis Road and Pratt Drive. Second by Mrs. Senior. Vote: Unanimous. MOTION CARRIES.

8:30 P.M. Public Hearing: continued from March 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 a 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

Mrs. Haracz said a letter from Pilling Engineering was received regarding Lopes Drive for request to continue to next scheduled meeting.

Mrs. Haracz said a set of plans as well as a check was delivered to Mr. Gabriel so some progress is being made on this issue.

Mr Burgess commented on the amount of times this applicant has asked to reschedule/continue.

Mrs. Haracz said a check has been received by them so it is in everyone's best interest to get it permitted and built according to plan

MOTION was made by Mr. Miller to continue Public Hearing, continued from March 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 a 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, to April 19, 2011 at 8 p.m. Second by Mrs. Senior. Vote: All In Favor, except for Mr. Burgess who voted "Not In Favor". MOTION CARRIES.

Horizon Beverage: review and discuss draft decision

Mr. Gabriel referenced copies of latest correspondence; a letter from Amory Engineering, dated April 4, 2011. He said he had a set of plans as well.

Mr. Gabriel said there are still some revisions to latest April 4, 2011 plan. A second set of plans with revised dates will be needed. He said he also had a draft Decision.

Site plans- Distribution Center Horizon Beverage Co. 45 Commerce Way, prepared by C&A Engineering, LLC , dated 3/28/11, were presented to Board.

Mrs. Haracz said last correspondence was received this morning from Amory Engineers, stating comments to 4/4/11 dated plans are satisfactory.

Some items noted in Amory letter were:

DEP stormwater management; suggestion that Planning Board or Concom approve conditions.

Vortex units-calculations before construction begins.

Also needs to be stamped by a registered professional engineer.

Mr. Gabriel said there is no problem incorporating Amory comments into Decision. He suspected dates will have to change. Letter from Fire Chief Gomes was incorporated too. There was some concern

from Fire Chief with March 1, 2011 meeting; it was noted March 1 there was a meeting but it was not a public meeting.

Mrs. Benaski referenced some typos in decision "March 1" it should read not "April 1"; and should read "March 15", not "April 15".

Mr. Fernandes referenced page 3, #6, applicant submitted revised plans.

Mr. Fernandes referenced page 4, there are two number 2's. First #2 – a reference to Fire Chief (unsure what that means-it is not clear).

Discussion regarding if any changes to fire chief's approval.

Mr. Gabriel said he can change wording to make it clear; he will clean up language.

Mrs. Haracz said it appeared no hours of construction were listed either.

Mr. Gabriel said trees along South Washington Street not noted on plans but are now. Please review plan to see if anything is lacking.

Mrs. Haracz referenced the reserve parking area.

Mr. Gabriel referenced a landscape plan. Public hearing closed but no reason Board cannot talk to Mr. Dibb regarding what is on these plans for clarification purposes. It is not necessarily new info.

Mr. Dibb of C&A Engineering, LLC, referenced parking; Sheet 5 best to review. Parking area is dashed, and carried through to sheet 8 (drainage is there). These 18 spaces would be modified.

Mrs. Haracz said noted new driveway on South Washington Street; need to leave enough for site distance.

Mr. Dibb said existing vegetation is adequate and site triangle there as well.

Mr. Dibb referenced radius, per Mr. Gabriel's request. Mr. Dibb said radius not specifically shown but fire lane hatching pointed out to Planning Board and this was discussed with Amory Engineering.

Mr. Dibb said 15"-18" pipe is not on these particular plans, so date will probably stay the same. Just that number will change.

Mr. Gabriel said his intention were to add comments from Amory Engineering and any other comments from Planning Board. They won't come back before Planning Board for another review unless Planning Board wishes them to do so.

Mr. Fernandes said public hearing was closed but did not remember specifics of generator.

Mr. Dibb said they are looking to final determination of sizing it. Existing on there may require a small upgrade and may be where exiting one is.

Mr. Dibb spoke of 8' sound barrier; completely enclosing it if necessary. To operate under emergency conditions only.

Mrs. Haracz said they could add this to special permit.

Mrs. Senior asked about response from 3/31/11 regarding the Approval Not Required (ANR).

Mr. Dibb said no building setbacks so not sure if technically required.

Mr. Gabriel said they do not even need to come in.

Mr. Dibb said intention is to come in with a plan he believed. It could be conditioned prior to building permit.

Mrs. Haracz said consensus appeared to be to put it in as a condition to Gabriel.

MOTION was made by Mr. Burgess to approve Special Permit #435 at 45 Commerce Way, Norton, MA, subject to conditions as amended by three items of consultant engineer (Amory Engineers); sound barrier by new generator; and submit ANR before building permit issued. Second by Mr. Fernandes. Vote: All in favor except for Mrs. Benaski who voted "present. MOTION CARRIES. (Vote: 6:1).

MOTION was made by Mr. Burgess to approve site plan subject to specific orders of conditions. Second by Mr. Fernandes. Vote: All In Favor, except for Mrs. Benaski who voted "present". MOTION CARRIES. (Vote: 6:1).

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Mr. Miller said he may possibly be absent for 4/19 Planning Board minute due to a prior family commitment.

Mrs. Senior said she will try to attend the 4/19 meeting.

Approval of Minutes
3/29/11 and 3/15/11

3/29/11:

MOTION was made by Mr. Miller to approve the Planning Board minutes dated 3/29/11 as amended. Second by Mr. Burgess. Vote: All In Favor, except for Mr. Fernandes who abstained. MOTION CARRIES.

3/15/11:

MOTION was made by Mrs. Senior to approve the Planning Board Minutes of Meeting, dated

March 15, 2011, as amended. Second by Mr. Burgess. Vote: All In Favor, except for Mrs. Benaski and Mr. Rich voting "present". MOTION CARRIES.

Bills and Warrants

There were no Bills and Warrants to review.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
No ANR's were reviewed.	

Report of the Town Planner

Mrs. Haracz told Mr. Gabriel to contact Mr. Lettounf to provide an update re: High Tech Auto to Planning Board.

Planning Board Business and Policies

Future planned Planning Board meetings to be held: April 19, May 3, and May 17, 2011.

It was noted on May 3, Mr. Rich and Mrs. Senior may not be able to attend that particular meeting.

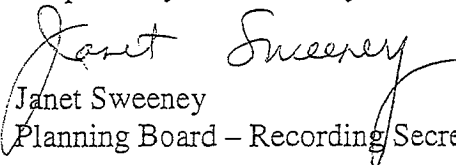
Mrs. Haracz said if there was nothing on agenda for May 3, then they could possibly cancel that meeting if necessary.

Mrs. Haracz noted that April 26, 2011 is the Town Election.

Adjournment

MOTION was made by Mr. Burgess to Adjourn at 8:12 p.m. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:


Janet Sweeney
Planning Board – Recording Secretary

