

**Norton Planning Board Minutes of Meeting
For
May 24, 2011**

Call to Order

The May 24, 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. Alec Rich; and Mr. Patrick Daly. Absent: Mr. Joseph Fernandes. Also present was Mr. Gabriel, Town Planner.

Report of the Planning Board

Mr. Patrick Daley was welcomed to the Planning Board as its newest member.

Reorganization

MOTION was made by Mrs. Benaski to nominate Mrs. Haracz as Chairman of the Planning Board. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mrs. Benaski to nominate Mr. Miller as Vice-Chair of the Planning Board. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Burgess to nominate Mrs. Benaski as the Clerk of the Planning Board. Second by Mr. Rich. Vote: All members were In Favor of this Motion, except for Mrs. Benaski who voted "no". MOTION CARRIES.

Approval of Minutes

No minutes were reviewed. The draft minutes of April 19, 2011 were distributed.

Report of the Town Planner

Nothing was discussed.

Planning Board Business and Policies

The June 2011 Planning Board meeting schedule will be June 7 and 21st. The July 2011 schedule will be July 12 and 26.

Bills and Warrants

MOTION was made by Mrs. Benaski to approve Bills and Warrants in the amount of \$3,582.48, dated May 24, 2011. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

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

Mr. Angelo Pasqualino:

Mr. Pasqualino appeared not to be present this evening.

Mr. Ryan asked that same quality as what is done on other end be the same on his end. However, he was not sure who built the other wall.

Mrs. Haracz asked Mr. Gabriel to please send that letter to developer and hopefully will have a response by next meeting.

Mr. Lettoug – High Tech Auto

Mr. Lettoug said he redesigned canopy to be 8' per Mr. Miller stopping by his building. There was no plan but a paper document saying it will be done.

Mr. Gabriel said this could hold him up from proceeding. Planning Board could designate someone. Mr. Gabriel said he had Mr. Miller be involved earlier in week.

Mrs. Haracz explained situation to Mr. Daly-new Board member.

Mr. Gabriel said Mr. Lettoug is hoping agent will be used for more than just canopy decision/change.

Mr. John Delano, engineer, for Mr. Lettoug, explained plan with wall to go upward. Modification for wall to extend.

Mrs. Haracz said someone with Mr. Miller's expertise would be beneficial.

Mr. Burgess said he was not comfortable with it. Mr. Gabriel is the town planner and Town has a building inspector.

Mr. Gabriel said the wall decision could be made now.

Wall on plan proposed to be 25"; need 12" more. Discussion ensued.

MOTION was made by Mrs. Benaski to approve minor modification to extend wall length of building (as noted above); high wall from that point to right of way. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Discussion ensued on possibly appointing Mr. Miller as agent for Planning Board to be agent for porch.

Mrs. Benaski said it would be a good idea to have Mr. Miller look at it.

MOTION was made by Mrs. Benaski to appoint Mr. Miller as the designated agent for reviewing any changes made to porch regarding High-Tech Auto, and bring back information to Planning Board. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Mrs. Haracz said landscaping can wait until later.

It was noted burnished slate was color and sign on building was agreed to.

8 p.m. - Public Hearing – Lopes Drive - John and Lauri Waitkus

Todd Pilling of Pilling Engineering was present on behalf of his client. He spoke of past issues with items previously: drainage design and way modeled. Less runoff vs. before it was constructed. Also owners name on page 2 was missing and now he added owner's name.

Mr. Pilling said on May 4th, he did not hear if modeling method was acceptable or not. Just asking question; not for a review, etc. In January they said model was fine; just question on 40% voids indicated (they are using 4% voids). Then in April Town's engineers had a problem with model.

Mr. Gabriel said Planning Board has copy of memo stating model was inaccurate. Mr. Gabriel said he told them not to review or comment at this point unless it is a yes or no answer.

Mr. Pilling said “yes” or “no” was needed. He said Town's engineers saw what he was going to do with model.

Mrs. Haracz read aloud letter stating model was inaccurate. She said there was some internal discussion; and still were some questions from Town engineers. Town engineers need to see newly-drawn “pond” specifics, etc.

DEP Stormwater Regulations were discussed. Appeared to be better off with detention pond Mrs. Haracz commented.

Mr. Pilling said he needed that particular letter; then they could have gotten revised plans, etc.

Mr. Gabriel said early on, Mr. Pilling said there would be no additional runoff and did not understand that (it belies commonsense).

Mr. Gabriel spoke of stripping 80% of site and Mr. Pilling is saying there would not be more runoff?

Mr. Pilling explained. He said with pavement 98% runs off; and with gravel 76% runs off.

Mr. Pilling said then he will decide 76 curve; no water in that hole but he will dig it (he will change model).

Mr. Gabriel stated dirt gravel is in that location.

Mr. Gabriel asked if Mr. Pilling had any permits from Fire Dept?

Mr. Pilling responded, “no”, because there is no building permit.

Mr. Gabriel asked if Mr. Pilling was not told he needed any permits?

Mr. Pilling responded that was correct; they told him/his client there were things that needed to be

Mr. Gabriel said Planning Board had a letter from DEP that contradicts that statement.

Mr. Pilling said his client will not pave.

Mr. Pilling said everything Planning Board asked him to do he has done.

Mr. Gabriel said Town Engineer says it should be paved. Mr. Gabriel spoke of the three wells closeby and it being an Area of Critical Environmental Concern (ACEC). He spoke of hazardous and toxic material on site was left outside and stained ground, etc.

Discussion on vehicles to be parked on site. About 44 vehicles.

Mr. Gabriel spoke of having monthly inspections for the first year.

Mr. Burgess referenced latest Water Dept. letter regarding Lopes Drive in WRPD (hazardous materials and Town's Well #6), dated 5/24/11, regarding issue on wells. Water Dept. wants three monitoring wells.

Mrs. Haracz stated wells need to be built to specifications.

Mr. Pilling said they would do testing and send it in. Water Dept. could test.

Mr. Pilling said materials they have is inside of building. All five systems would have to fail. Wells are pointless but he will put them in . He spoke of hazardous materials that do not travel in water. Per request of Mr. Pilling, a copy of Water Dept. letter was provided to him.

Mr. Gabriel asked about sprinklering building?

Mr. Burgess referenced special permit, etc.

Mr. Pilling said they are not sprinklering the building. If required, they will put all hazardous materials outside in a storage shed.

Mr. Gabriel referenced diesel fuel. Discussion ensued on it having a double-walled tank and on a concrete pad.

Mr. Pilling invited newest Planning Board member, Mr. Daly, to visit site. Mr. Daly said he would like to visit site.

Discussion by Mr. Pilling if over 7500 square feet and over four employees, it must be sprinklered.

It was discussed by Planning Board this is a Fire Dept. "call"/decision.

Mr. Gabriel said if Fire Chief requested building be sprinklered, etc., that is a request from Fire Dept.