



**PLANNING BOARD
NORTON, MASSACHUSETTS**

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

Call to Order

The November 1, 2011 meeting of the Norton Planning Board, held in the first floor Selectmen's Conference Room in the Municipal Center, 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. Patrick Daly; and Mr. Alec Rich. Mr. Joseph Fernandes arrived at 7:23 p.m. Absent: Mr. George Burgess. Town Planner, Mr. Charles Gabriel, was also present.

Report of the Planning Board

Mrs. Benaski referenced storage units across on Route 123. near Gold's Gym building; several oak trees gypsy moths infested, and trees are dead. She stated she spoke to Mr. Pasqualino and town of Norton as to whether the trees are on town property or Mr. Pasqualino's property. Oak tree fell down with a pine tree during a recent storm, and a person was stuck in car for 45 minutes and police put branches in her yard. Several of these trees are still there/dead trees. She called Mr. Pasqualino again and he said he was planning to call his tree person. Someone could get killed/hurt; it is a safety issue. She asked if someone could give Mr. Pasqualino a "nudge".

Mr. Gabriel said he will call Mr. Pasqualino the next day and he will talk to the highway superintendent, Mr. Silver.

.....
Mrs. Benaski said a new pizza place at Red Mill Village will soon open.

.....
Mr. Miller said 155 Pine Street is completely leveled and real estate transfer said it was sold to a dance company.

Mrs. Benaski said several people were working at that address recently.

Mr. Gabriel said he saw Building Inspector yesterday and he is aware about the dance company.

It was discussed this is a residential use; there is no permit for anything else.

Mr. Fernandes arrived at 7:23 p.m.

Approval of Minutes

MOTION was made by Mr. Daly to approve the Planning Board Minutes of Meeting, dated July 26, 2011, as written. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Report of the Town Planner

Nothing was discussed.

Planning Board Business and Policies

Upcoming planned Planning Board meetings to be held: Nov. 15 and December 6, 2011

Bills and Warrants

MOTION was made by Mrs. Benaski to approve Bills and Warrants in the amount of \$3,120.30 Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
Barbara Foster et al	October 25, 2011

MOTION was made by Mrs. Benaski to approve ANR for land owned by Barbara Foster et al on Taunton Avenue, dated August 4, 2011 (received Oct. 25, 2011). Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

John Waitkus – Special Permit

Mr. Gabriel said he sent letter to Building Inspector as well as to town counsel.

Mrs. Haracz read letter regarding violation.

John Scott Blvd-Common Drive

Mr. Gabriel said most money has been released and he has not heard anything from anyone.

Mrs. Benaski said check should go to Mr. Caponigro.

MOTION was made by Mrs. Benaski to release surety for John Scott Blvd. for common drive. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.

Mr. Gabriel said they are entitled to interest.

Hi-Tech Auto

Mr. Gabriel said Hi Tech Auto owner put surety down.

Issue of mezzanine is part of special permit.

Angelo Pasqualino

Building Inspector would like a plumbing inspection at the Route 123/storage units business.

Mrs. Benaski said pvc piping was delivered to this location.

Mr. Gabriel said specs are detailed and it appears Building Inspector is very involved with this. Fill is coming in from Carver (18 wheelers arriving from Carver).

Mrs. Haracz asked Mr. Gabriel to ask Mr. Pasqualino when tree company was coming in.

111 West Main Street- former YMCA

Mr. Gabriel said this is moving along – former YMCA becoming a restaurant.

.....

Mr. Gabriel said a letter was received from Perry & Feck and he suggested Planning Board look at it.

Mrs. Benaski said resident that originally complained sold his house.

River Oaks Subdivision

Attorney Jack Jacobi was present along with his client, Mr. Ron Turwetz.

Attorney Jacobi spoke of \$150,000 on completion of project.

Mr. Turwetz said to put in bounds and as-built would be about \$10,000. Final paving scheduled for next week. Plan is to level first and then top course, etc.

\$38,500-paving; need some money toward paving.

Mr. Gabriel said \$150,000 Mr. Silver believed would be necessary to finish road, etc. To adjust for inflation in future projects should be considered.

Mr. Gabriel had concern that Planning Board has sufficient funds to finish road if a problem occurs. As of now the amount Town has is \$150,000.

Attorney Jacobi said everything will be done immediately. He understood Mr. Silver's concerns but not sure if he has been out in market.

Mr. Gabriel said if there are problems with paving, Mr. Silver can look at it and still will be holding about \$110,000.

Mr. Turwetz said road and sidewalk to be done next week.

Mr. Fernandes said P.J. Keating is the preferred company of highway superintendents for paving.

MOTION was made by Mr. Fernandes to release sum of \$38,500 for River Oaks Subdivision. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Horizon Beverage

Mr. Mark Dibb, engineer, spoke of Horizon Beverage, located at 45 Commerce Way. Plans were distributed to Planning Board. Plan shown to Planning Board on easel of Commerce Way and Mr. Dibb said he was here in May 2011, and said construction is going well. This evening he was

requesting change in design. They would like to remove earth and put back landscaped berm with white pines which is an improvement to sparse area. This is being done just to improve corner. Discussion ensued.

MOTION was made by Mr. Rich to make minor modification to Horizon Beverage, 45 Commerce Way, to grade area after elevations to create berm and plant white pine trees. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Waste Management

Mr. Dibb said it was the 10th month of negotiations with Taunton. MOU (Memorandum of Understanding) to city of Taunton and anticipate agreement signed between Norton and Taunton and agreed to some infrastructure at intersection and not sure if formally presented, so more details to follow.

Mr. Miller commented medical buildings went in already. Three lanes in area and traffic is more of a challenge now.

Adjournment

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

Respectfully Submitted by:

Janet A. Sweeney
Planning Board – Recording Secretary

requesting change in design. They would like to remove earth and put back landscaped berm with white pines which is an improvement to sparse area. This is being done just to improve corner. Discussion ensued.

MOTION was made by Mr. Rich to make minor modification to Horizon Beverage, 45 Commerce Way, to grade area after elevations to create berm and plant white pine trees. Second by Mrs. Benaski. Vote: Unanimous. MOTION CARRIES.

Waste Management

Mr. Dibb said it was the 10th month of negotiations with Taunton. MOU (Memorandum of Understanding) to city of Taunton and anticipate agreement signed between Norton and Taunton and agreed to some infrastructure at intersection and not sure if formally presented, so more details to follow.

Mr. Miller commented medical buildings went in already. Three lanes in area and more of a mess now.

Adjournment

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

Minutes Approved by Committee on: 1-3-12
(Date)

Signature: _____

Joanne Haney

Chairman: _____

Joanne Haney

Respectfully submitted,

Janet A. Sweeney

Documents Reviewed/Distributed at Planning Board Meeting of November 1, 2011

- . Draft Minutes of July 26, 2011 – Planning Board Meeting

- . Plan of Horizon Beverage, 45 Commerce Way, Norton, MA

- . ANR Plan – Barbara Foster, et al, dated August 4, 2011 (received by Town Clerk October 25, 2011)

- . Letter from Town Planner, Charles Gabriel, to Building Inspector and Town Counsel regarding John Waitkus Special Permit/violations