

**Norton Planning Board Minutes of Meeting
For
February 7, 2012**

Call to Order

The February 7, 2012 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; and Mr. Joseph Fernandes. Absent: Mr. Patrick Daly and Mr. Alec Rich. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Mr. Burgess inquired about the status of Lopes Drive.

Mrs. Haracz said an update to be provided later in this meeting.
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Mr. Burgess stated South Shore Millwork appeared to have removed loam.
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Also, Mr. Burgess inquired about the status of High Tech Auto.

Mr. Gabriel said he spoke to Building Inspector about High Tech Auto and apparently building code states it needs a door; not a solid wall, is what he understood, and was told he needs access for fire safety.

Mr. Burgess said the space looks usable.

Mrs. Benaski said both sides look totally finished with lighting in ceiling on both sides.

Mr. Gabriel responded he will speak to him again about it.

Mr. Gabriel said it is just under 6,000 square feet. 7500 square feet threshold Fire Dept. should be aware.

Mr. Burgess referenced the order of conditions from Planning Board.
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Discussion on South Shore Millwork.

Mrs. Haracz said owner had a permit to remove loam.

Mr. Burgess stated there was gravel "all over the place".

Mrs. Haracz asked Mr. Gabriel to check on this and Mr. Gabriel agreed to do so.

Minutes: January 17, 2012

It was noted the Board will review the Minutes later in meeting or at next meeting.

Report of Town Planner

Mr. Gabriel stated he checked with Town Manager earlier that day and there is a revised settlement agreement regarding Waitkus property. There are some changes and town manager said building permit has been issued. This agreement has not been signed yet and special permit has not been filed.

Mr. Gabriel referenced #6-concern with language because previously it indicated "hazardous materials shall be removed off-site". It was noted Alana Quirk, town counsel, made changes. A long pipe from trailer to storage facility was referenced by Mr. Gabriel. Whether or not that is a problem is for Planning Board to judge.

21E Mass Law exempts oil from definition. Special Permit referenced.

Discussion this document was still in draft form and not a final document.

Mr. Fernandes said he believed hazardous material is not prohibited but required any hazardous material in storage in secondary containment. Oil, anti-freeze, or anything other than those substances listed needs to be stored off-site. Hazardous material definition discussed.

Mr. Miller referenced #6, an interim thing he believed. Interpretation of #6 discussed.

Toxic and hazardous materials discussed.

Mr. Gabriel said this agreement reads it is ok to put these materials in the trailers; needs to agree with special permit.

Mr. Gabriel said 70' x 100' concrete floor with floor drains was plan Planning Board was presented with previously. Now something else has been put up instead. Applicant has ability to come back to Planning Board to make change(s). Discussion on building followed.

Mr. Miller said applicant has built building without permit so now attempt to get permit and put in floor drain.

Mr. Fernandes said building permit issue was there from day one and was not building Planning Board permitted/approved which would be another building permit.

Mrs. Haracz asked Mr. Gabriel to review and clarify and Mr. Gabriel agreed to do so.

Mr. Gabriel said agreement between Board of Selectmen, Building Inspector and Mr. Waitkus.

Mr. Gabriel noted it also implied Mr. Waitkus registered his vehicles in Town.

Planning Board Business and Policies

March 6 is election day (“Primary Day”) so a meeting of Planning Board on this date cannot be held.

March 13 and March 20 will be planned Planning Board meetings.

Bills and Warrants

MOTION was made by Mrs. Benaski to approve Planning Board Bills and Warrants in the amount of \$3,888.44, dated February 7, 2012. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
Robert Galloway	

Mr. Chris Yarworth of Yarworth Engineering distributed plan , “Plan of Lots 1 through 5 and revision Nov, 8, 2011. Parcel A,”

Mr. Yarworth said a Form A was the best plan. 73 acres and proposing five lots in front and another lot on Easton side (five lots is intention).

Mr. Yarworth said lots 3, 4 and 5 to have a common driveway. Houses to be off of road. Plan to push lot 2 house back; lot 1 in woods; lot 3 off street. Lots 4 and 5 are back lots and open space.

Mr. Yarworth explained frontage for lot 1. Easement A explained also. Catch basin Town put in a while ago. Easement will go to lots 1, 2, and 3 and has nothing to do with Town. Lot 2 will have its own driveway. Easement for common driveway for lots, 3, 4, and 5, and would come back for a special permit. Discussion ensued.

MOTION was made by Mr. Fernandes to approve ANR for Robert Galloway. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

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**Self-Storage Units – Mr. Pasqualino**

Mr. Pasqualino was here to speak about his self-storage project.

Mrs. Benaski recused herself at 8 p.m.

Mr. Pasqualino said he had two modifications and would like to phase with 100 units to start with, landscaping to also be done and climate control he would like to do and also have a two-story building.

Drawing/sketch he referenced and large plan distributed showing “The Phasing Plan” by RIM Engineering. Tite tanks, interior and outside drainage, and he would like to get Planning Board's ok

It was noted law changed on tite tanks (one big tite tank with all poured into it). Mr. Pasqualino explained 18" pipe to soil to sediment trap by office. Tite tanks, drainage, etc., are all accounted for. Using same precautions in which a beauty salon uses. Footprint remains the same.

Mrs. Haracz said it was important to define phases.

Mr. Pasqualino said 120 units for Phase 1. Drainage basically is staying the same. Roof storm drains in/drainage for road has catch basins.

Mrs. Haracz asked if swale was the same?

Mr. Pasqualino said swale is a little different. Temporary for now. He was asking for Planning Board to bring to town's engineer.

Mrs. Haracz said Planning Board needs to decide if it is a minor or major modification.

Mr. Pasqualino said he believed it to be a minor modification since footprint is not changing at all.

Mrs. Haracz stated it is not clear as to what is Phase 1 and Phase 2 are on plans. Also swale is a new element.

Mrs. Benaski, as a member of audience, stated original plan showed a one-story building not a two-story building. Discussion ensued.

Windows were discussed.

It was noted building was an architecturally-different building.

Mrs. Benaski, as a member of audience, said windows reflect sunlight.

Mr. Pasqualino said he never thought of this issue and was not sure how that would work with the sunlight. They could go without windows but looks better with windows, but a consideration.

Mr. Miller said building has a different look and is very visible from street. He asked about lighting in hallway?

Mr. Pasqualino said lighting is motion activated.

Mrs. Haracz said the Board cannot vote this evening. It is not a minor modification. Phasing is possibly a minor modification, however adding second story is not a minor modification. Neighbors that about this came to meeting and abutters should be heard and, in her personal opinion, it is a major modification and opens up a public hearing.

Discussion on sprinklering building. Mr. Pasqualino spoke of building having fire walls.

Mr. Burgess said Mr. Pasqualino should meet with Fire Dept. regarding this.

Discussion on the building now being visible from street.

It was noted landscaping plan may need to be revisited also as building has changed.

Mrs. Haracz indicated to Mr. Gabriel procedurally they need to advertise.

**MOTION was made by Mr. Burgess to consider this a major modification from original plan. Second by Mr. Miller. Vote: Unanimous. MOTION CARRIES.**

Mr. Fernandes said he believed the architectural feel will be destroyed in his personal opinion with changes to building. No initial problem with second story, but need to soften the industrial look. Front piece looks nice but makes exposed part of Building B.

Mr. Pasqualino said he will look at that for next time they meet.

Mr. Pasqualino said his partner owns ten of these buildings in various locations, such as Martha's Vineyard, etc., and owns Cape Cod Concrete and this is his idea of second story. Building is also heated and has air conditioning with freight elevators.

Mr. Burgess said it was important that Mr. Pasqualino scrutinize what people keep in these storage units.

It was noted there are video cameras activated as well (cameras will be watching cameras). Also roll-up doors on inside to be used so not using swing doors.

Mr. Pasqualino gave Board some locations where these self-storage units could be found: Mink Street in Seekonk being almost identical, and Route 146A in Smithfield, RI-a two story building at that location.

Mrs. Haracz asked Mr. Pasqualino to please work with Mr. Gabriel.

Mr. Pasqualino said he would like to do this as soon as possible since building time is crucial.

Mr. Gabriel said more detailed plans were needed than what was presented to the Board, and also materials that show building materials match, etc. (specifics needed).

“Architectural Standards” was discussed.

Mrs. Haracz said the Board needs to see what it looks like. Mr. Pasqualino needs to clearly state what is Phase 1 and Phase 2 specifically.

Mr. Miller suggested Mr. Pasqualino bring options to expedite things.

Mrs. Haracz said all information needs to be written down on a plan proposing what Mr. Pasqualino proposes to do.

Mr. Gabriel said this could even be bonded.

Mr. Burgess reiterated Mr. Pasqualino should also see Fire Dept.

**Adjournment**

**MOTION was made by Mr. Fernandes to Adjourn at 8:44 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

**Minutes Approved by Committee on: \_\_\_\_\_**  
**(Date)**

**Signature:**

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**Chairman:** \_\_\_\_\_

Respectfully Submitted,

Janet A. Sweeney  
Planning Board – Recording Secretary

**Documents Reviewed/Distributed at Planning Board Meeting of February 7, 2012**

“Plan of Lots 1 through 5 and revision Nov, 8, 2011, Parcel A, drawn by Yarworth Engineering for - Robert Galloway-ANR plan.

“The Phasing Plan” by RIM Engineering – Self-storage Units Proposal-Angelo Pasqualino