

**Norton Planning Board Minutes of Meeting
For
March 13, 2012**

Call to Order

The March 13, 2012 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; Mr. George Burgess; Mrs. Marilyn Benaski; Mr. Patrick Daly; Mr. Joseph Fernandes; and Mr. Alec Rich. Town Planner, Mr. Charles Gabriel, was also present.

Report of the Planning Board

Mr. Miller reported that Hill Street project (Waste Management) is underway.
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Mr. Burgess indicated he did not know what was happening at South Shore Millwork; not quite sure what owner is doing.

Approval of Minutes

January 17, 2012

MOTION was made by Mrs. Benaski to approve the January 17, 2012 Planning Board Minutes of Meeting, as written. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

February 7, 2012 Minutes to be approved at Board's next meeting.

Report of the Town Planner

Nothing was discussed.

Planning Board Business and Policies

Next week is the a scheduled Planning Board meeting (on 3/20/12). Also, future Planning Board meetings to be held on April 3 and 17; May 1 and May 15. It was noted Mrs. Haracz will be absent next week due to a work conflict.

Bills and Warrants

MOTION was made by Mrs. Benaski to approve Planning Board Bills and Warrants, dated 3/13/12 in the amount of \$6,157.00. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

7:30 P.M. Special Permit: Angelo Pasqualino, to amend an approved Special Permit for a self-storage facility to be located off East Main Street adjacent to Gold's Gym. The proposed change would add a second story to one of the buildings. The amendment would also phase the construction and, thus, modify approved drainage facilities

Mrs. Benaski recused herself at 7:30 p.m.

Mr. Pasqualino said at the last meeting it appeared Board had concerns with drainage and how buildings would look.

Mr. Pasqualino introduced Mr. Bruce McGregor, his partner, and stated Mr. McGregor is also on Zoning Board of Appeals in Brewster, Massachusetts.

Representative/"Engineer" from RIM Engineering was also present and distributed plans.

Initial approved plan was explained and to be moved by 90' southeast. All buildings are in Phase 1.

Tite tank discussed. New DEP code states larger tank to be used with alarms inside (alarm sounds if there is a spill). 2,000 gallon minimum for DEP for size. Drainage discussed. Basins 90' closer than proposed on first plan. This plan is the "revised 3/13/12": plan revisions from 2/7/12.

Mr. Gabriel referenced slope on floor drains.

Also maintenance on tank discussed. Engineer said they could test alarm yearly, etc., and can be written in as a requirement.

Mr. Gabriel said plan from 2007 has changed (drainage has changed; now one tite tank in a different spot). In Mr. Gabriel's own opinion, these are significant changes.

Mrs. Haracz asked for spec for tite tank (model name, etc., is needed).

Mr. Gabriel questioned if type of curbing was the same?

Engineer responded, yes, it was the same.

Lighting was discussed. Lights to be motion-activated.

Mr. Pasqualino said they will add appropriate lighting.

It was noted 120 x 60 is size of building (14, 400 square feet).

Mr. Burgess asked if Mr. Pasqualino visited Fire Dept. with these plans?

Mr. Pasqualino stated he visited Fire Dept. last year.

Mr. Burgess said this is a different year and this is an amended plan.

Mr. Pasqualino said Water Dept. requested a 10" main coming off of street. It was noted it is 401' from gym to front of building referencing pipe; 12" ends at gym; picks up at gym and brings to self-storage. May possibly hook up with sewer once it becomes available for office.

Mr. Fernandes asked how will they deal with adding on second phase? Discussion ensued.

Mr. Pasqualino said they would disconnect pipe but never without tite tank. He would not want safety taken away. Foundations where they sit now are the new phase line.

Mr. Scott Raposa, owns and operates Creative Design Group in Mansfield, MA.

Mr. Raposa showed rendering of options: Building B, Building C; Building D, "Office"; and Building E, and adding a cupola to make it more of a residential-feel. One option is the mansard roof but is a facade-more vertical; it is similar to a gambrel style roof. Discussion on which roof looked the best from the various options.

Mrs. Haracz asked if there were comments/questions from audience.

Mr. Ronald Benaski of East Main Street and lives across the street, asked what is purpose of second floor?

Mr. Raposa said purpose is to increase space.

Mr. Benaski said something "stinks" about the second floor.

Mr. McGregor explained reason to phase and add a second floor. Second floor to be all climate-controlled. Climate-control treats furniture better. Cannot have outside doors with climate control.

Mr. Pasqualino stated Mr. McGregor owns about ten of these projects.

Mr. Benaski asked why there were windows?

Mr. McGregor responded, it breaks it up.

Mr. Benaski asked about special hours. Mrs. Benaski from East Main Street said lights are on all night at gym currently.

Mr. Pasqualino responded he will fix that problem; he wished he had known about it.

Mrs. Haracz said option "B" has no windows on second story.

Mr. Benaski referenced the second floor; does it have all new concrete supports or on slabs?

Mr. McGregor said slab not poured yet. A second story building needs a thicker slab.

Mr. McGregor said part of downstairs is climate-controlled, however, all of second floor is climate-controlled.

Mr. Benaski spoke of them “changing’ building” from original proposal. It needs to be sprinklered with fire alarm system.

Mrs. Haracz said anything over 7500 square feet needs to be sprinklered.

Mr. Pasqualino said or it needs to be fire-walled.

Mr. Burgess responded to Mr. Pasqualino it needs to be sprinklered if Fire Dept. requests it.

Mr. Pasqualino said Fire Dept. approved first set of plans, but not the second floor thus far.

Mr. McGregor said second floor material is concrete

Mr. Fernandes asked how could they make second building less obvious? A mansard roof with pitch (why a mansard roof?)

Mr. Raposa responded material on building “C” is metal and put on horizontally. Discussion on building options.

Mr. Fernandes said middle building is only possibility without mansard roof; he was not content with any of them.

Mrs. Haracz said one other part is to look at landscaping (pine trees grow quickly). Berm along road also is helpful.

Mr. Pasqualino said this is an industrial area, despite residential across the street.

Color sample was distributed—looking at “white stone” as color which is similar to a light beige.

Mrs. Haracz said part of the problem is it is difficult for Board to visualize this.

Mrs. Haracz said windows facing street is a concern. No windows being better appeared to be consensus of Planning Board.

Pitch of roofs discussed.

Mrs. Haracz stated having berm in front of entire parking lot would be effective.

Mr. Pasqualino said they need to advertise they are there too so want some visibility as a business.

Mrs. Haracz responded the sign will be there also for advertising/visibility.

Mr. Pasqualino said he pulled all trees out of that area per Mrs. Benaski.

Mrs. Benaski said the old trees were junk trees and the ones she could see from the front of her house were dead.

Mr. Daly said building will be visible; roof line needs to be broken up a bit.

Mrs. Haracz said it is important to be cognizant that residential abutters are across the way also.

Mr. Pasqualino responded that he respected the fact the abutters were across the street.

Mr. Pasqualino asked if there was any way to ok second story soon due to building time/crunch.

Mrs. Haracz said next week Mr. Rich and she will not be present for the meeting so there will be no quorum on March 20. The next meeting after that is April 3.

Mr. Gabriel referenced this phased plan and asked how land will be treated/seeded, etc.?

Mr. McGregor said they plan to leave it as is until start.

Mrs. Haracz asked how they will stabilize site?

Mr. Pasqualino said bikes/atv's go through land continually, etc.

Mrs. Haracz said they can temporarily seed it.

Mr. Pasqualino said loam is expensive and the land has been like this for years and asked the Board to let them get this built.

Mr. Miller asked if they could move the scheduled Planning Board meeting from March 20 to March 27 so there is no problem with a quorum.

MOTION was made by Mr. Daly to continue Special Permit: Angelo Pasqualino, to amend an approved Special Permit for a self-storage facility to be located off East Main Street adjacent to Gold's Gym, to March 27, 2012, at 7:30 p.m. Second by Mr Burgess. Vote: Unanimous. MOTION CARRIES.

It was noted the Board needed details on tite tank specs and lights on buildings to meet Town's standards.

Mrs. Benaski, from audience, said a temporary construction fence across back is needed; the atv's that travel through there get airborne and go very fast, etc.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
Gertrude Valentine	February 8, 2012

Mrs. Benaski rejoined the meeting at 8:45 p.m.

This area is Pleasant Street and North Worcester Street; creating two lots out of one. Lot 1 on Pleasant Street and Lot 2 on corner of North Worcester and Pleasant Street.

Mrs. Haracz stated it has required frontage and bounds.

MOTION was made by Mrs. Benaski to approve ANR for Gertrude Valentine for Pleasant Street and North Worcester Street, dated 1/26/12. Second by Mr. Fernandes. Vote: Unanimous. MOTION CARRIES.

Definitive modification plan for Autumn Lane

Mr. Gabriel referenced a past lawsuit and Autumn Lane was never constructed. Power line does not intersect them per court case. Mr. Gabriel indicated he received a call from Larson Farm residents with questions, but questions were answered by him. Lots are wet Larson Farm residents indicated, but cannot do anything about it. Mr. Gabriel said he sees no reason not to sign this. Larson Farm residents can take issue up with Conservation Commission that part of lot is wet if they so desire. Mr. Zolla is present this evening.

Mr. Zolla said modification was approved in 2007, and it just requires a signature.

Mr. Fernandes spoke of lifespan of a Special Permit.

Mr. Gabriel referenced page 4, #4, which says: all construction shall be completed within two years.”

Mr. Zolla referenced the “Permit Extension Act”.

August 15, 2008 to August 15, 2010 would get two year bump.

Mr. Gabriel said if Mr. Zolla did not record Special Permit at Registry of Deeds “Permit Extension Act” would possibly not be in effect.

Mr. Zolla said it appeared question is whether plan is good.

Mr. Gabriel responded, yes, whether modification is good. Mr. Zolla cannot go back to original plan.

Mr. Zolla said it is a matter of reapplying or an extension of it.

Adjournment

MOTION was made by Mrs. Benaski to adjourn at 9:07 p.m. Second by Mr. Fernandes. Vote: Unanimous. **MOTION CARRIES.**

Minutes Approved by Committee on: _____
(Date)

Signature:

Chairman: _____

Respectfully Submitted by:

Janet A. Sweeney
Planning Board – Recording Secretary

Documents Reviewed/Distributed at Planning Board Meeting of March 13, 2012

“RIM Engineering 150 North Main Street, Mansfield, MA- Proposed Construction Plan of Phase 1 for the Norton Storage Company on Lot 5 East Main Street,in Norton, MA, dated March 13, 2012”
(revision from 2/7/12)

“RIM Engineering 150 North Main Street, Mansfield, MA- Proposed Construction Plan of Phase 1 for the Norton Storage Company on Lot 5 East Main Street,in Norton, MA, dated February 7, 2012”

Rendering shown of options: “Building B”; “Building C”; “Building D”; “Office”; Building E”
referencing self-storage Proposal-Angelo Pasqualino

“Plan of Lot 1 & Lot 2, Pleasant Street and North Worcester Street in Norton, MA, dated 1/26/12, prepared for Gertrude Valentine by Yarworth Engineering Company, Inc., 140 East Main Street, Norton, MA”

Modification Plan for Autumn Lane