



**PLANNING BOARD
NORTON, MASSACHUSETTS**

**Norton Planning Board Minutes of Meeting
For
March 27, 2012**

Call to Order

The March 27, 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; Mrs. Marilyn Benaski; Mr. George Burgess; Mr. Joseph Fernandes; Mr. Alec Rich; and Mr. Patrick Daly. Mr. Charles Gabriel, Town Planner, was also present.

Report of Planning Board

Mrs. Benaski referenced Red Mill Village now having a breakfast and lunch restaurant, a pizza place, an ice cream parlor, and a hair salon.

Approval of Minutes

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated February 7, 2012, as written. Second by Mrs. Benaski. Vote: All In Favor, except for Mr. Rich and Mr. Daly voting "present".

Report of the Town Planner

Mr. Gabriel referenced some correspondence regarding Pheeney Island. Question is if it is an allowed use or not? If allowed, it is necessary to go through Concom. Recreational day camp is an allowed use or it is a commercial recreational facility which is not an allowed use. He has not heard anything about "education" use facility yet, if so, it would be exempt from zoning. Discussion ensued.

Mr. Gabriel said he believes zoning bylaw is important and it is the law.

Mrs. Haracz stated zoning does not define two uses.

Mr. Gabriel said there is "interpretation".

It was noted Order of Conditions were before Conservation Commission and Board of Health.
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Mr. Burgess asked about status of Turtle Crossing?

Mr. Gabriel responded there were new plans/a new owner.

It was noted at 296 units, it just gets Town to 10% and all will be rentals Mr. Gabriel believed.

Planning Board Business and Policies

Nothing was discussed.

Bills and Warrants

It was noted there were no bills and warrants this evening.

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.

7:30 P.M. Special Permit: continued from March 13, 2012: 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 7:32 p.m.

Earl Cartier, of RIM Engineering, was present.

Holding-Tank for floor drains was discussed and referenced quarterly inspection of this tank.

Plan distributed "Proposed Construction Plan of Phase 1 for the Norton Storage Company on Lot 5, East Main St., Norton, MA, dated 2/7/12", signed and stamped by Ralph Maloon, P.E., R.L.S. on 3/21/12 and another plan distributed "Lot 5 E. Main Street, Norton, MA, Operations and Management Plan" signed and stamped by Ralph Maloon, P.E., R.L.S., dated 3/27/12.

Described plan and changes, etc.

Mr. Fernandes referenced "Operation and Management Plan" which referenced temporary drywell and asked for explanation (#8).

Mr. Cartier said he did not recall this offhand.

Mr. Fernandes said every time it rained it appears they would need to treat water as hazardous waste.

Mr. Cartier said drywell item may be a remnant from a former plan.

Mrs. Haracz said this item should be deleted from sheet as she did not recall a conversation regarding a drywell.

Mr. Burgess referenced page 2, #4, "Employees are to be trained to recognize various hazardous materials and prevent them from entering the site. They shall also be taught not to place foreign substances in the sinks or toilets on-site."

Mrs. Haracz said this should be a standard.

Mr. Pasqualino said he would ask RIM to do that.

Mr. Burgess asked who inspects holding tank #5.

Mr. Cartier said OEM states owner is responsible; and DEP would be notified notify everytime it is pumped and filed with town (Board of Health).

Mr. Daly asked if it had a battery backup?

Mr. Cartier said that would be under the purview of whoever purchases alarm, etc.

Scale Models were displayed by Mr. Raposa, who owns and operates Creative Designs Group, Mansfield, MA.

Building C: 8 to 12 to 12 to 12 raised roof. Dormer used instead of cupolas. Front building 18'6" at peak.

Building B: plain siding with a roof peak which comes down to a 6-12 pitch with roofing shingles. A 12 to 12 pitch and raised height to 13'3". Options discussed.

Mrs. Haracz said she preferred first option as a larger roof makes it more obvious/visible. Three windows appear to be on either side only.

Rendering shown of building styles.

Mr. Gabriel said roof pitch, etc., would need to be written up with other specs.

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

Mr. Miller asked about siding in front of Building C.

Mr. Raposa responded it would be cement only; vinyl on office; and all horizontally placed.

Mrs. Haracz clarified it states Building C to be vinyl; other buildings are metal. Mr. Raposa agreed to this.

Mr. Raposa said they will keep with roofing shingles.

Mr. Burgess asked them to talk to fire dept, otherwise, he will not approve plan.

Mr. Pasqualino said the Fire Dept. needs drawings "stamped" first.

Mrs. Haracz said this building may need to be sprinklered.

Mr. Pasqualino said he had indicated it could be firewalled/fire-blocked. If they want him to sprinkler it he will do so.

Mrs. Haracz said this is up to the Fire Chief's discretion.

Mr. Pasqualino said he needs to have them first drawn up then given to building dept., and fire dept.

Mr. Pasqualino said firewall would be helpful; sprinklers would be devastating to stored furniture, other items, etc. Anything over 7500 square feet that does not have a firewall needs to be sprinklered. He said Building Inspector won't give him a building permit unless Fire Dept. oks/signs off anyhow.

Mrs. Benaski, speaking as a member of audience, asked about lighting as it is now a two story building.

Mr. Pasqualino said people won't be able to see building and no lighting to be above first floor.

Mrs. Haracz asked if lighting was motion activated?

Mr. Pasqualino said all interior lights would be on and then after 10 p.m. they will not be on; facility would be closed. No other lights would be added; same as one-story plan.

Mrs. Haracz said the Board could write this up as a condition regarding lighting.

Mrs. Benaski asked how would he contain people from this area from outside?

Mr. Pasqualino said a fence would definitely be placed in back.

Mrs. Haracz said original plan approved shows fence in front.

Mr. Pasqualino responded, yes, there will definitely be a fence. If inside the gates, there will be a fence, otherwise, there is no reason to spend \$50,000 on a motorized gate. Mr. Pasqualino described fencing; a chain link fence with a vinyl cover (black vinyl probably). A chain link fence is most secure.

Mrs. Haracz asked again if there were any questions/comments on plan from audience.

MOTION was made by Mr. Miller to close Public Hearing. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Miller 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, and this change/modification to be subject to Orders of Conditions which will be written up for review by Planning Board. Second by Mr. Burgess. Vote: All In Favor, except for Mrs. Benaski who recused herself. MOTION CARRIES.

It was noted phasing was shown on plan. Order of conditions were created also on original approval. Elevation change and tite tank referenced on this particular plan. Need to also include in conditions stabilizing if entire phasing does not occur.

Mrs. Haracz asked about timeframe for Phase 2?

Mr. Pasqualino said as soon as Phase 1 gets done Phase 2 will start (as they finish up Phase 1), but he cannot guarantee it. Foundations were discussed.

Mrs. Benaksi said also no work on Sundays and hours of operation need to be included.

Mr. Gabriel said he would write it up and have ready for next week's meeting.

Mrs. Haracz spoke of making reference: change to building height and materials changed.

Mr. Gabriel asked Mr. Pasqualino provide him info the next day on building height and slope.

Mrs. Haracz said lights are same as on original plan. Fence to be referenced as black vinyl. No work on Sunday is stated in original conditions already. Modification to OEM plan due to no drywell (delete drywell).

Mr. Daly referenced timeframe from Phase 1 to Phase 2 and the need to stabilize (possibly two years).

Mrs. Haracz said a draft order of conditions Mr. Gabriel will prepare for Planning Board's review.


Mr. Pasqualino said he will provide info to Mr. Gabriel first thing in morning.

Mrs. Benaski indicated there was past discussion of a construction fence around Mr. Pasqualino's project also.

Adjournment

MOTION was made by Mr. Fernandes to Adjourn at 8:29 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

Minutes Approved by Committee on: June 5, 2012
(Date)

Signature: 

Chairman: JOANNE HARACZ

Respectfully Submitted,

Janet A. Sweeney
Planning Board – Recording Secretary

Documents Reviewed/Distributed at Planning Board Meeting of March 27, 2012

Letter dated March 19, 2012, regarding Proposed Development of Pheeney's Island from Linda Clark, 4 Bailey Lane, Norton MA, addressed to Planning Board

Letter regarding Proposed Development of Pheeney's Island from Linda Clark and Michael D. Clark, 4 Bailey Lane, Norton, MA, addressed to Building Inspector, Mr. Scott Barbato with cc: Board of Selectmen, Zoning Board of Appeals, Planning Board, and Conservation Commission (letter not dated by stamp-received by Planning Board on March 21, 2012)

Letter dated March 1, 2012, to Senator James E. Timilty; Representatives Steven Howit, Elizabeth Poirier, and Jay Barrows regarding Pheeney's Island, Norton Reservoir, Norton, MA-Proposed Adventure Park from Linda Clark, 4 Bailey Lane, Norton, MA

Letter dated February 25, 2012, to National Heritage & Endangered Species Program; Mass Dept. of Environmental Protection; and Town of Mansfield Board of Selectmen regarding Pheeney's Island, Norton Reservoir, Norton, MA Proposed Adventure Park from Linda Clark, 4 Bailey Lane, Norton, MA

Plan distributed "Proposed Construction Plan of Phase 1 for the Norton Storage Company on Lot 5, East Main St., Norton, MA, dated 2/7/12", signed and stamped by Ralph Maloon, P.E., R.L.S. on 3/21/12 (regarding self-storage facility)

Plan distributed "Lot 5 E. Main Street, Norton, MA, Operations and Management Plan" signed and stamped by Ralph Maloon, P.E., R.L.S., dated 3/27/12 (regarding self-storage facility)

Scale Models displayed of building options (regarding self-storage facility)

Rendering of building styles displayed to Planning Board (regarding self-storage facility)