

**Norton Planning Board Minutes of Meeting
For
April 3, 2012**

Call to Order

The April 3, 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. Alec Rich; and Mr. Patrick Daly. Absent: Mr. Joseph Fernandes. Mr. Charles Gabriel, Town Planner, was also present.

Report of Planning Board

It was noted the hair salon opened at Red Mill today

Mr. Rich referenced the hair salon being in a WRPD (Water Resource Protection District) therefore a special permit, he believed, is needed.

Mrs. Haracz said they are on sewer, not septic.

Mr. Rich said for all practical purposes a special permit he believed was required.

Mrs. Haracz stated Mr. Gabriel will check the Town bylaws.

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It was noted Waste Management work is progressing.

Approval of Minutes

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated March 13, 2012, as amended. Second by Mr. Rich. Vote: All In Favor except for Mrs. Benaski voting "present".

Report of the Town Planner

Mr. Gabriel said he provided erroneous information to the Board previously regarding Turtle Crossing. He had stated previously to Board there were 296 apartments. They filed with ZBA and original 176 units of two-bedrooms, are now 56 one-bedroom and 120 2-bedrooms and so this is a reduction. Also, now it is three stories instead of two stories. So reduction of footprint and slight uptake on parking spaces.

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Planning Board Business and Policies

Town Meeting to occur in May however, Planning Board has nothing on Warrant.

Bills and Warrants

There were no bills and warrants to review/approve this evening.

Approval Not Required Plans Pending:

Applicant Name Date Filed with Town Clerk

No ANR's were reviewed.

7:30 P.M. Special Permit: continued from March 27, 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. Haracz said Board will review the orders of conditions this evening which were provided to them. The Planning Board closed the public hearing at last meeting. Special Permit conditions to be part of vote.

Mr. Gabriel explained new notes start on fifth paragraph down on plan and all below it is also new. Dates were changed.

Mrs. Haracz said it was important to clarify no additional lighting to be added.

Mr. Gabriel referenced a copy of a letter from RIM and new operational plan with new date on it.

RIM changes were read aloud by Mrs. Haracz.

Mr. Gabriel said this was a new application; added a last sentence; changes to drainage plan; and detention basin change.

Mr. Burgess said RIM documents appear to be dated April 3 (which is today) and does not give Board a lot of time to review.

Mr. Gabriel said he repeated some of the conditions of the original plan, including no occupancy permit until all is completed and inspected. He asked Planning Board to advise him of any changes they feel should be incorporated, etc.

Mrs. Haracz referenced "Hours of Construction" which does not discuss no work on Sundays and this should be explicit.

Mr. Gabriel stated he will make that clear.

Surety/bond discussed. One is not currently being held.

Mr. Gabriel said he could only see holding a bond for Phase 2 completion.

Mrs. Haracz said she can see holding surety for stabilization relating to not completing Phase 2.

Fence was discussed.

Mr. Gabriel said for security purposes a fence would be needed. Previously discussed was a black vinyl chain link fence. Need to clarify/add surety for stabilization and fence issue.

Mrs. Haracz said fencing to enclose all Phase 1 building and gravel turnaround area.

RIM engineer believed black vinyl fence was noted on plan.

Mrs. Haracz referenced need for stabilization of Phase 2 area (if not built).

Mr. Gabriel said he would like to have a fence drawn on the plan as a condition. For it to be described in just words is not as clear than if drawn. It can easily be done. And, as far as the bond issues, an amount should be established.

Mrs. Haracz said Board can vote tonight or at a future meeting. They need five votes.

Mr. Burgess said he is not voting in favor of it.

Mr. Daly stated he will be absent from the April 17, 2012 Planning Board meeting.

Mr. Gabriel said he will arrive at a figure/number for cost of grass seed and loam, which is expensive. \$20,000 possibly. Discussion ensued.

It was the consensus of Board that \$25,000 was a good number with inflation, etc. Discussion followed.

Mrs. Haracz stated two additions to order of conditions: 1) fencing-applicant to indicate on plan; 2) and hold surety in the amount of \$25,000 for stabilization of loam and seeding if Phase 2 not completed by applicant; and 3) no construction on Sunday.

Mr. Earl Cartier of RIM Engineering said no fencing is on plan where gates needs to be, but he can put on plan and show chain link also and the look of it may be wrought-iron at front (hollow wrought-iron).

Intention on other side of building is to match wrought-iron fence. Chain link on sides and back.

Mr. Gabriel said fence will parallel East Main Street; will be per original plan.

Mrs. Benaski said she believed that plan shows a vinyl fence.

It was explained by Mr. Cartier to Mr. Gabriel and Haracz of where fencing will be located on plan.

Mrs. Haracz spoke of Building C and office having vertical fencing, and a condition should be written to that effect.

MOTION was made by Mr. Miller to approve modification to Special Permit #391 for Angelo Pasqualino modified as discussed at the April 3, 2012 Planning Board meeting. Second by Mr. Daly.

Discussion: Regarding voting, if this is denied, applicant can appeal it.

Mrs. Haracz said from her understanding Mr. Burgess is more comfortable with the \$25,000 surety.

Mr. Burgess agreed he felt a bit more comfortable.

Straw vote:

In Favor of above Motion: Mr. Rich, Mr. Miller, Mr. Burgess, Mr. Daly and Mrs. Haracz (Mrs. Benaski did not vote).

MOTION was made by Mr. Miller to approve Modification to Special Permit #391, for a self-storage facility to be located off East Main Street adjacent to Gold's Gym, with order of conditions to follow. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

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Mrs. Haracz stated April 17 is the Board's next meeting; if there is no items on agenda, meeting may be canceled.

Adjournment

MOTION was made by Mr. Daly to Adjourn at 8:16 p.m. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

**Minutes Approved by Committee on: _____
(Date)**

Signature: _____

Chairman: _____

Respectfully Submitted,

Janet A. Sweeney
Planning Board – Recording Secretary

Documents Reviewed/Distributed at Planning Board Meeting of April 3, 2012

Planning Board Draft Minutes - dated 3/13/12

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Order of Conditions prepared by Mr. Gabriel and distributed to Planning Board regarding Self-Storage Facility, off of East Main Street, Norton, MA (Special Permit #391)

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Letter from RIM Engineering, Ralph I. Maloon, P.E., dated 3/28/12 re: lot 5 East Main Street, Norton Storage Company

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Lot 5 East Main Street, Norton, MA Operations and Management Plan, dated 3/28/12

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RIM Engineering "Property Construction Plan of Phase 1 for the Norton Storage Co. on Lot 5 East Main Street in Norton, MA, dated February 7, 2012"; stamp dated by Ralph Maloon. P.E., RIM Engineering April 3, 2012 (stamp-received by Planning Board/Dept. on April 3, 2012)