

**Norton Planning Board Minutes of Meeting  
For  
June 5, 2012**

**Call to Order**

The June 5, 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; Mr. Mr. Patrick Daly; Mr. Joseph Fernandes; Mr. Alec Rich; and Mr. Scott Nichols. Town Planner, Mr. Charles Gabriel, was also present.

**Report of Planning Board**

Mr. Burgess asked if Plantation Products was expanding or sold because they need more room he had heard.

Mr. Burgess asked about status of Waste Management?

Mr. Gabriel said there was no update other than Mr. Dibb (engineer) stating it will be going forward.

Mr. Gabriel said he would talk to town manager to see if he may be aware of anything new.

Mr. Burgess spoke of Gold's Gym building's fire lane, seagulls in fire lane currently with dirty diapers being thrown out, etc. Fire occurred there so Fire Dept. is aware. Mr. Gabriel stated he would speak to Mr. Pasqualino regarding this.

Mr. Burgess spoke of issue on South Washington Street with tractor trailers. No right turn at location but it is not being enforced.

Mrs. Haracz noticed a lot of dump trucks on South Washington Street. Mr. Miller believed it was Horizon Beverage paving.

Mrs. Haracz said South Washington Street is not a suitable road for such trucks and many trucks need to turn around. Mr. Miller said it appeared to him the trucks may be following their GPS.

**Approval of Minutes**

**MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated March 27, 2012, as written. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

**Report of the Town Planner**

Wheaton College will be in before Planning Board soon for an addition in excess of 60' in height south of Haas Center.

**Planning Board Business and Policies**

Nothing was discussed.

**Bills and Warrants**

**MOTION was made by Mr. Miller to approve Planning Board Bills and Warrants, dated June 5, 2012 in the amount of \$2,012.55. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.**

**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.

**David Eastridge of Red Mill Village – to discuss modification of plan and surety agreement**

Mr. Eastridge noted the last minor modification of Redmill Village. He added they had ten sales recently. He showed plan to Planing Board “Proposed Site Plan, dated March 12, 2011”

Mr. Eastridge spoke of angle parking from four spaces to seven spaces. \$29,000 per connection for sprinklers. Parking for basically guest spaces. He explained reason for change. Mr. Eastridge stated he met with Highway Superintendent, Keith Silver, as it straddles his jurisdiction and reviewed some changes with him. Planned is a 16 x 16 granite post with a hedgerow between posts. At this time, they are gathering prices on street trees. He further explained plan and changes.

Right of way was discussed.

Mr. Fernandes said he believed Planning Board does not have jurisdiction of public way. Mr. Eastridge indicated he was giving Board a preview.

Mr. Rich stated backing up onto a street is very dangerous.

Plan distributed to Board entitled, “Phasing Plan - Phase XIV – Red Mill Village E. Main Street & Newland Street, Norton , MA, prepared for Thorndike Development Corp.”

Mr. Eastridge gave a general update on site.

Mr. Eastridge spoke of plan/documents he distributed to Board dealt with next round of surety. Five attached and seven detached units; likely have two more phases left.

Mr. Eastridge said progress has been made on a few phases. Phase X-light poles in for building 7. Phase XI-did work on installing sidewalk. New phase has multiple pieces to it. Still need to do

sidewalks, curbing and site lighting. No change proposed for landscape. He will be back in about five months for next phase. Request is to approve surety which remains unchanged from last year.

Mr. Haracz explained it is a rolling surety amount due to phasing. \$250,000 was amount.

**MOTION was made by Mr Miller to maintain surety in amount of \$250,000 through Phase XIV as proposed. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.**

Mr. Eastridge said Red Mill Crossing sold to owner of Kelley's Place so he owns whole building and leased out to others. Residents use mail center, recycle, and dumpster (cross-easements). Condo Association will be taking over control because they conveyed more than  $\frac{3}{4}$  of the homes.

**Discussion of letter from Pilling Engineering re: modification of Site Plan and Special Permit for John and Laurie Waitkus of property off Lopes Drive**

Mr. Gabriel said Mr. Waitkus to respond and town counsel is involved. The Board does not need to do anything at this stage. Town will reopen to Judge's Request.

Mr. Gabriel said he would write Pilling Engineering a letter and state Town needs a fee paid. Discussion ensued.

Mr. Miller asked for clarification that Pilling Engineering letter arrived prior to court documents.

Mr. Gabriel responded yes it did arrive prior to court documents.

**Adjournment**

**MOTION was made by Mr. Miller to adjourn at 8:02 p.m. Second by Mr. Rich. 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 June 5, 2012**

Norton Planning Board Payables (Bills and Warrants) dated June 5, 2012 -Amount - \$2,012.55

“Proposed Site Plan, dated March 12, 2011 – Red Mill Village”

Plan distributed to Board entitled, “Phasing Plan - Phase XIV – Red Mill Village E. Main Street & Newland Street, Norton , MA, prepared for Thorndike Development Corp.”

Letter from Pilling Engineering re: modification of Site Plan and Special Permit for John and Laurie Waitkus of property off Lopes Drive to Norton Planning Board (reviewed at June 5, 2012 meeting)