

**Norton Planning Board Minutes of Meeting
For
June 19, 2012**

Call to Order

The June 19, 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; Mr. Patrick Daly; Mr. Joseph Fernandes; and Mr. Alec Rich. Absent: Messrs. George Burgess and Scott Nichols. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Norton Commerce Center was discussed.

Approval of Minutes

MOTION was made by Mr. Miller to approve the Planning Board Minutes of Meeting, dated May 1, 2012, as amended. Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.
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Mrs. Haracz recommended to take the agenda items out of order with regular business and to continue to end of this meeting. Planning Board members unanimously agreed.

Approval Not Required Plans Pending:

<u>Applicant Name</u>	<u>Date Filed with Town Clerk</u>
David Erickson	June 12, 2012

Mr. Erickson explained this was plan of his parents' property at 153 Bay Road and has a buyer for house. It is a 1750 colonial and his parents resided there from 1953-2009 then passed to siblings. It is about two acres and his hope is that it will belong to Town of Norton in future. He is also working with Jen Carlino, Conservation Agent. 69' frontage along road and a Form-A subdivision; no wetlands.

MOTION was made by Mr. Miller to approve the ANR plan of David Erickson and to approve as presented (plan drawn by John E. Delano - "Division of Property Bay Road, Norton, MA". Second by Mr. Daly. Vote: Unanimous. MOTION CARRIES.

7:30 P.M. Special Permit, Donna Moitoza, 34 Pine Street, application to allow five alpacas on less than five acres

Mr. Daly disclosed that he resided at 149 Pine Street, but there was no conflict of interest.

Mrs. Moitoza said she has resided here for 20 years and has been a resident of Norton for 40 years.

Bylaws were referenced and is seeking a special permit for four acres of land. There will be no odor, no noises, waste to be collected in one pile and easy cleanup and they are a quiet, docile animal. One acre they have and looking to acquire one more acre. Plan to have four to five animals. They also have a shed.

Mrs. Haracz inquired if they had a sketch?

Mrs. Moitoza responded, no, they do not have a sketch at this point.

Mrs. Haracz stated a sketch would be helpful.

Mrs. Haracz stated 60,000 square feet is about 1.5 acres and they are potentially looking to buy land in rear. Livestock not allowed without a special permit in R-60 zone.

Mr. Robert Thurber of 36 Pine Street, questioned if there was a typo as lot 120-assessors map 17, address of 34 Pine Street is lot 82 and lot in question is 120. If a special permit granted would a new owner have the same rights?

Mr. Gabriel said 120 is assessors number and they can condition it only on this owner.

Mr. Thurber said plan on file he did not see. Also five to ten animals is on application. An out-building would be needed as well as fencing for abutters. He spoke of R-60 zone beginning after 425' setback from street. Therefore, he believed actual area available is 1/3 of an acre. Regarding suggested acreage of alpaca farmers for safety and necessity (healthy environment for alpacas)-one acre is needed for five to seven alpacas so they would be looking at about 1/3 acre. It is a small area and confining he believed.

Mr. Robert Gallagher of One Lester Gray Road said he had a couple of letters prepared regarding this. He has nothing personal against raising or business of alpaca farm animals, however, it is in a residential neighborhood where it is being proposed. He has concerns with noise from alpacas and creation of waste pile and also urination (therefore, groundwater concerns and wells many residents use). They also will attract bugs and insects, and will attract coyotes/foxes also, as well as many little children and small dogs in area. Many areas in Norton have farm animals, but not in this area.

Mrs. Haracz said four to five animals are listed on Mrs. Moitoza's application.

Mrs. Moitoza said there were no loud sounds for these alpacas; it is more of a hum. They are wonderful animals.

Mr. Moitoza said they were not aware of the different zoning. He noted there is probably more excrement from dogs than alpacas. It would be a hobby not a business.

Mrs. Haracz said Planning Board won't make a decision this evening and will need to continue this hearing. A sketch is needed.

Mr. Gabriel asked if they would consider less alpacas; two or three?

Mrs. Moitoza said they are only planning to get males.

Mr. Miller stated he spoke to some alpaca farmers this past weekend and he learned that their waste is a good fertilizer and are accustomed to humans and also learned they are quiet not aggressive animals.

Mr. Fernandes commented five animals on ¼ acre seems very tight. They are constrained to R-60 area so an arrangement with their neighbor regarding land purchase would be beneficial.

Mrs. Haracz recommended they devise a plan with additional info.

MOTION was made by Mr. Fernandes to continue this Special Permit, Donna Moitoza, 34 Pine Street, application to allow five alpacas on less than five acres, to July 10, 2012 at 7:30 p.m. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

8:00 P.M. Wheaton College re: new ball field and lighting of field

Brian Douglas, Vice President of Administration of Wheaton College presented an “Informational Design Presentation - Town of Norton Planning Board-Wheaton College New Track and Turf Field.”

Needs analysis was presented to board. Lighted field planned by Haas Center. Rumford River discussed and due to this they have certain constraints. They also met with fire chief already. They will also have quite a bit of excavating material. Track funding not in place yet.

Design presentation: “New Multi-Purpose Synthetic Turf Field and Running Track”. Sports lighting was further explained.

A similar project was done at Boston College in Newton and lighting also installed. Lights could be activated until about 11 p.m. People won't be able to see lights from Pine Street / Route 140. Nearest residence is about 1000+ feet away (¼ mile away is closest neighbor).

Mrs. Haracz said the lights need to be Dark Sky Compliant.

There will be thousands of yards to excavate and will keep on site and create berms to wrap field. Some may be trucked off for track field. It will drain internally and they will file a Conservation Commission stormwater; and soil test is fine sand material. Discussion ensued.

Mr. Gabriel stated he lives near Tabor Academy and the Academy and field lights were denied by Town. There is a possibility for regulation and Planning Board could regulate certain aspects of college.

Mr. Gabriel referenced lighting and height of poles, etc. He noticed no lights on baseball field which would be more problematic with neighbors, etc.

David Eastridge of Red Mill Village – to discuss modification of plan adjacent to Newland and White Streets

Mr. Eastridge, Project Manager of Thorndike Development, discussed plan and said he was following up on Red Mill Village. He referenced the five unit attached building and reducing by one unit to two unit buildings. Originally they were planning to have parallel parking spaces to be angled on White Street, but now abandoning that idea. 153 units from original 156. They will also keep the tree on corner.

Mrs. Haracz agreed it was a minor modification.

MOTION was made by Mr. Fernandes to approve minor modification to Red Mill Village – to adjacent to Newland and White Streets, dated June 12, 2012. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Report of Town Planner

Mr. Gabriel said the Court did not approve Town's injunction (re: Waitkus). He would like to schedule a public hearing on modification on July 10, 2012. Town Counsel believes State requirement is 65 days regarding timeframe.

Mr. Fernandes stated Mr. Gabriel's letter indicated a “major modification”.

Mr. Gabriel questioned if Courts would require that on application or not? Town Counsel can proceed with this.

Mr. Gabriel said clock may starting ticking when he files an application on Town's form or on May 30 (his letter). Discussion.

Mr. Fernandes said it is applicant's obligation to notify abutters; not Planning Board's obligation.

Mr. Gabriel said he will use old list of abutters or get a new list by applicant. Discussion ensued on use of the correct application.

Mrs. Haracz said earliest clock “may “ start is May 30.

Mr. Gabriel said it was his feeling application will pay for fees.

Mr. Fernandes said he did not recall any minor or major modification. Letter does not seem to be impetus for a major modification.

Mr. Gabriel said Town Counsel opined via e-mail to proceed with a public hearing – modification to special permit.

Planning Board Business and Policies

Nothing was discussed.

Bills and Warrants

MOTION was made by Mr. Fernandes to approve Planning Board Bills and Warrants in the amount of \$1,933.00, dated June 19, 2012. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Adjournment

MOTION was made by Mr. Daly to Adjourn at 8:45 p.m. Second by Mr. Miller. 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 June 19, 2012

.ANR plan of David Erickson - plan drawn by John E. Delano - "Division of Property Bay Road, Norton, MA" (date filed with town clerk June 12, 2012)

.Map of 34 Pine Street re: application to allow five alpacas on less than five acres

."Informational Design Presentation - Town of Norton Planning Board-Wheaton College New Track and Turf Field" and "New Multi-Purpose Synthetic Turf Field and Running Track"

.Red Mill Village – plan/modification adjacent to Newland and White Streets