

**Norton Planning Board Minutes of Meeting
For
September 18, 2012**

Call to Order

The September 18, 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. George B urges; Mr. Joseph Fernandes; Mr. Scott Nichols; and Mr. Alec Rich. Absent: Mr. Patrick Daly. Also present was Mr. Charles Gabriel, Town Planner.

Report of the Planning Board

Correspondence from Mass Housing Authority, dated September 16, 2012, sent to the Norton Municipal Center, to the attention of the former Chairman of Board of Selectmen, Mr. Brad Bramwell, regarding potential Ch40B project. However, it was noted Mr. Bramwell is no longer Chairman of the Board of Selectmen and Mass Housing Authority was so advised. Therefore, a revised letter from Mass Housing Authority via certified mail will be sent to Mr. Giblin, current Chairman of Board of Selectmen, regarding processing eligibility request. Town is updating their website this week with correct/current titles of Boards/Committees, to alleviate any further errors. A meeting regarding this is planned to be held on Sept. 20 at 10 a.m.

Mr. Gabriel said this proposed project is a Thorndike project, and he will probably try to attend this meeting. Mr. Gabriel stated some residents at Red Mill Village have concerns about people using Red Mill Village as a cut-thru, therefore, residents wondered about signage to not allow this. Discussion ensued on signage use, and it was decided they should speak to Town Manager, Mr. Yunits, regarding this.

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Mrs. Haracz said it appeared site visit for Horizon Beverage facility on Sept. 25 would work for all members of Board. It was consensus of Board that meeting first thing in the morning would work best.

Approval of Minutes

No minutes were reviewed/approved at this meeting.

Report of Town Planner

Planning Board Business and Policies

Bills and Warrants

MOTIN was made by Mr. Fernandes to approve Planning Board Bills and Warrants in the amount of \$2,237.61, dated September 18, 2012. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Approval Not Required Plans Pending:

Applicant Name _____ Date Filed with Town Clerk _____

No ANR's were reviewed.

7:30 P.M. Special Permit: John Waitkus, application to modify a previously approved SP (Special Permit) for the handling and storage of toxic/hazardous materials on land located off Lopes Drive and within a Water Resource Protection District and for Site Plan Approval, continued from August 21, 2012

Public Hearing was opened.

A request was received from Attorney Almeida, on behalf of Mr. Waitkus, to request a continuance of this hearing in four weeks.

Mr. Gabriel stated a request was sent to three consulting engineers regarding Mr. Waitkus' proposal. Two replies were received and those two declined to do work. Will await other reply from VHB who said they would opine. The two denials from consulting engineering firms were discussed and one was due to workload/prior commitments; and other respectfully declined.

It was noted Planning Board meetings to be held October 9 and 23; and November 13 and November 27. December meetings planned: December 4 and 18, 2012.

MOTION was made y Mr. Fernandes to continue Special Permit Hearing: John Waitkus, application to modify a previously approved SP (Special Permit) for the handling and storage of toxic/hazardous materials on land located off Lopes Drive and within a Water Resource Protection District and for Site Plan Approval, continued form August 21, 2012, to October 23, 2012, at 7:30 p.m. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

8:00 P.M. Special Permit: modification of an approved Special Permit and site plan to allow the installation of a Compressed Natural Gas (CNG) fueling facility at the proposed Waste Management site located off Hill Street

Public Hearing was opened.

Mr. Mark Dibb of C&A Engineering Services, distributed handout for hearing; plan/drawing entitled "Norton Commerce Center".

Mr. Dibb spoke of equipment at site/noise level and said they took equipment and modified layout of equipment (drawing shown of layout). They reviewed conduit runs, etc., and looked at alternative location at corner of site with a 16' high sound-barrier wall and had a consultant measure noise from a compressor at an existing site.

This existing site in Cranston, Rhode Island, is a similar site, and was measured and report provided.

Option One – decibel level of 52 which is high (48 or less is best); therefore, it exceeded noise level.

They reconfigured wall which worked well, but a problem with Hill Street residents.

Mr. Dibb said best option was being location in corner and a 16' sound-barrier wall and esthetics of that location. This alternative location meets their goals for proximity to utilities to reduce noise. Discussion ensued.

Fueling discussed: 8-10 hours for fueling with worst case scenario being 11 hours.

Mr. Nichols asked if compressor is similar to the one located in Cranston, Rhode Island?

Mr. Richard, of Waste Management, responded, yes, it is similar, and it has the same acoustical enclosure also.

MOTION was made by Mr. Burgess to approve modification of an approved Special Permit and site plan to allow the installation of a Compressed Natural Gas (CNG) fueling facility at the proposed Waste Management site located off Hill Street. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Adjournment

MOTION was made by Mr. Fernandes to Adjourn at 8:10 p.m. Second by Mr. Rich. Vote: Unanimous. MOTION CARRIES.

Minutes Approved by Committee on: _____
(Date)

Signature: _____

Chairman: _____

Documents Reviewed/Distributed at Planning Board Meeting of September 18, 2012

Norton Planning Board Payables, September 18, 2012, Total Amount = \$2,237.61

Letter dated September 17, 2012, addressed to Mr. Mark Dibb, P.E., Civil Engineer, C&A Engineering Services, LLC, 1150 West Chestnut Street, Suite 3, Brockton, MA 02301, from Gregory C. Tocci, Cavanaugh Tocci Associates, Inc., Sudbury, MA re: Commerce Center CNG Station, 100 Hill Street, Norton, MA (copy of letter provided to Planning Board by Mr. Dibb)

"Norton Commerce Center-Site Development Plans, LAYOUT PLAN, Hill Street, Norton, Massachusetts, Scale 1" = 40', prepared by C&A Services, LLC, signed and stamped by Mark D. Dibb and dated September 17, 2012

"CNG Fueling" – Waste Management of New England, Hill Street, Norton, MA

"Norton Commerce Center – Hill Street, Waste Management Compressed, Natural Gas Compound – C&A Engineering"